

LAND USE APPLICATION SUMMARY

Property Location: 1316 7th Street Southeast
Project Name: Stacked Fourplex
Prepared By: Andrew Frenz, Senior City Planner, (612) 673-3790
Applicant: North Bay Companies
Project Contact: Damaris Hollingsworth
Request: To construct a new three-story multiple-family dwelling with four dwelling units.

Dwelling Units	4 dwelling units
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Required Applications:

Rezoning	Petition to rezone the property located at 1316 7 th Street Southeast from the R2B Multiple Family District to the R3 Multiple Family District, retaining the UA University Area Overlay District.
Conditional Use Permit	To increase the maximum permitted height of a multiple-family dwelling in the R3 Multiple Family District from 2.5 stories, 35 feet to 3 stories, 41 feet.
Variance	To reduce the required front yard setback from approximately 29 feet to 19.8 feet.
Variance	To reduce the east interior side yard setback from five feet to three feet for surface parking.
Variance	To reduce the minimum off-street parking requirement from ten spaces to seven spaces.
Variance	To increase the maximum permitted impervious surface coverage from 60 percent to 65.4 percent.
Site Plan Review	For a new three-story multiple-family dwelling with four units.

SITE DATA

Existing Zoning	R2B Multiple Family District UA University Area Overlay District
Lot Area	9,073 square feet
Ward(s)	3
Neighborhood(s)	Marcy Holmes
Future Land Use	Urban Neighborhood
Goods and Services Corridor	N/A

Date Application Deemed Complete	October 20, 2020	Date Extension Letter Sent	
End of 60-Day Decision Period	December 19, 2020	End of 120-Day Decision Period	

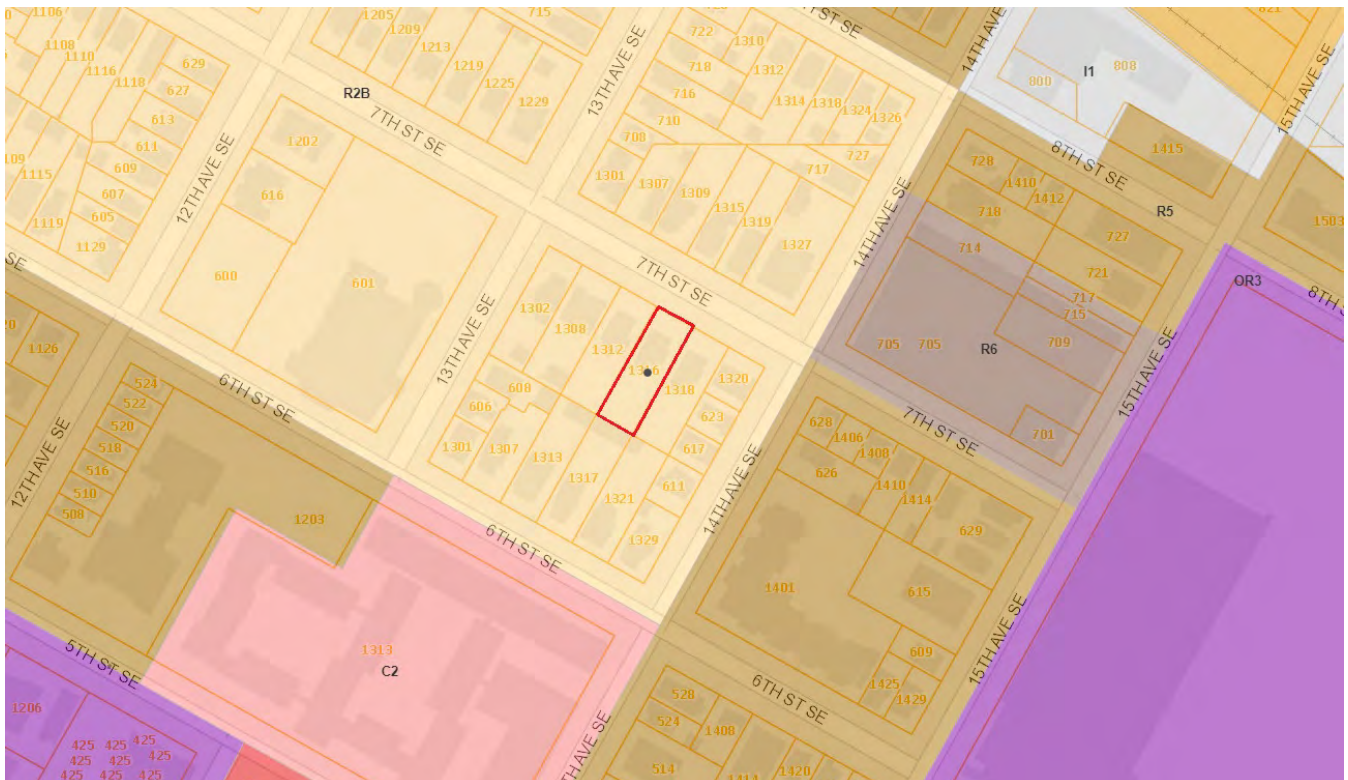
Built Form	Interior 3
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BACKGROUND

SITE DESCRIPTION AND PRESENT USE. The subject property is an interior lot of just over 9,000 square feet. The Site fronts 7th Street Southeast to the north and is adjacent to residential properties to the south, east, and west. The property does not have access to a public alley and instead has a shared driveway with the adjacent property to the east. The site is currently occupied by a 2.5-story building with 12 reference rooming units that is currently licensed as 1 dwelling unit and 9 rooming units.

SURROUNDING PROPERTIES AND NEIGHBORHOOD. The adjacent property to the east, 1318 7th Street Southeast, is occupied by a 2.5-story building containing one dwelling unit and 13 rooming units. This property and the subject property share a driveway that is located largely on the 1318 7th Street Southeast property, but partially on the subject property as well. The adjacent property to the west, 1312 7th Street Southeast, is occupied by a 2.5-story building containing 15 rooming units. The adjacent property to the rear, 1317 6th Street Southeast, is occupied by a 2.5-story building containing 12 rooming units. This block lacks a public alley. The subject property, all adjacent properties, and several other properties on the block all include parking areas which are paved generally lot line to lot line, are immediately adjacent to each other, and include very little, if any, landscaping.

The surrounding area is developed with a mix of uses. The immediate area around the subject property is developed primarily with a mix of medium- and high-density residential uses, though some institutional and low-density residential uses are also present. Three designated goods and services corridors are located within close proximity to the property: 15th Avenue Southeast, approximately 1.5 blocks to the east, and 4th Street Southeast and University Avenue Southeast, located three and four blocks to the south, respectively. The Dinkytown commercial core area is located approximately two blocks south of the property.



PROJECT DESCRIPTION. The proposed project consists of the removal of the existing building on the site and the construction of a new three-story residential building with four dwelling units, each with five bedrooms. Seven surface parking stalls are proposed to the rear of the building, accessed via the existing shared driveway. A bike shelter is proposed to provide 20 long-term bike stalls (five per unit or one per bedroom).

The applicant is seeking a rezoning to the R3 Multiple Family District to allow a multiple-family dwelling.

The maximum height of a multiple-family dwelling in the R3 District is 2.5 stories or 35 feet. The proposed building would be three stories and 41 feet in height. The applicant is seeking a conditional use permit to increase maximum height.

The property is subject to an increased established front yard setback of approximately 29 feet. The applicant is proposing a front yard setback of 19.8 feet and is seeking a variance to reduce the front yard setback to allow the building as proposed.

As noted above, the proposed parking area would be accessed via the existing shared driveway with the property to the east. The proposed parking area would be contiguous with the existing parking area on the adjacent property to the east. The easternmost parking stall on the subject property would be located three feet from the east property line, less than the five-foot setback required. The applicant is seeking a variance to reduce the east interior side yard setback from five feet to three feet to allow the parking area as proposed.

In the UA Overlay District, one off-street parking stall is required per two bedrooms. The proposed building would include a total of 20 bedrooms, with seven off-street parking stalls provided on the site. The applicant is seeking a variance to reduce the off-street parking requirement.

The maximum proportion of a property in the R3 District that can be covered with impervious surfaces is 60 percent. As proposed, 65.4 percent of the property would be covered with impervious surfaces. The applicant is seeking a variance to increase the maximum permitted impervious surface coverage.

PUBLIC COMMENTS. As of the writing of this report, no public comments have been received. Any correspondence received prior to the public meeting will be forwarded on to the Planning Commission for consideration.

ANALYSIS

REZONING

The Department of Community Planning and Economic Development has analyzed the application for a petition to rezone the property at 1316 7th Street Southeast from the R2B Multiple Family District to the R3 Multiple Family District, retaining the UA University Area Overlay District, based on the following findings:

1. *Whether the amendment is consistent with the applicable policies of the comprehensive plan.*

The proposed zoning would be consistent with the applicable guidance and policies of Minneapolis 2040 (2020):

Future Land Use	Guidance	Staff Comment
Urban Neighborhood	Urban Neighborhood is a predominantly residential area with a range of allowed building types. May include small-scale institutional and semi-public uses (for	The R3 Multiple Family District allows for a variety of residential uses along with some limited institutional uses which are

	example, schools, community centers, religious institutions, public safety facilities, etc.) scattered throughout. Like the Neighborhood Mixed Use category, commercial uses can continue serving their existing commercial function. Commercial zoning is appropriate for these properties, while expansion of commercial uses and zoning into surrounding areas is not encouraged.	compatible with residential uses. The proposed zoning of the R3 District is consistent with the future land use guidance of Urban Neighborhood.
Built Form Guidance	Guidance	Staff Comment
Interior 3	New and remodeled buildings in the Interior 3 district should reflect a variety of building types on both small and moderate-sized lots, including on combined lots. Building heights should be 1 to 3 stories.	The R3 Multiple Family District allows for residential buildings between 1 and 2.5 stories in height, with the opportunity to request additional height via a conditional use permit. In this case, the rezoning would allow a three-story multiple family dwelling. The proposed zoning of the R3 District and the proposed project are both in keeping with the built form guidance of Interior 3.

The following policies and action steps from Minneapolis 2040 (2020) apply to this proposal:

Policy 1. Access to Housing: increase the supply of housing and its diversity of location and types.

- a. Allow housing to be built in all areas of the city, except in Production and Distribution areas.
 - d. In neighborhood interiors that contain a mix of housing types from single family homes to apartments, allow new housing within that existing range.
2. *Whether the existing uses of property and the zoning classification of property within the general area of the property in question are compatible with the proposed zoning classification, where the amendment is to change the zoning classification of particular property.*

The immediate area is developed primarily with a mix of residential uses that range from low- to high-density. The R3 District is generally intended for medium-density residential uses like the proposed project. The proposed project and residential uses typical of the R3 District are highly compatible with and in keeping with the character of existing residential uses in the immediate area.

3. *Whether there are reasonable uses of the property in question permitted under the existing zoning classification, where the amendment is to change the zoning classification of particular property.*

The property is currently occupied by a nonconforming use— a building containing one dwelling unit and nine rooming units. In the existing R2B District, it would be economically difficult to utilize the property for a conforming use permitted in the district. In addition, the density and scale of residential uses in the R2B District are not consistent with recent development in the area or with the applicable land use and built form guidance in the comprehensive plan.

4. *Whether there has been a change in the character or trend of development in the general area of the property in question, which has taken place since such property was placed in its present zoning classification, where the amendment is to change the zoning classification of particular property.*

Since the R2B District was applied to the subject property, many new developments of a larger scale than what is permitted in the R2B District have occurred in the immediate area. In addition, the applicable land use guidance for the property has changed with the adoption of *Minneapolis 2040*.

CONDITIONAL USE PERMIT

The Department of Community Planning and Economic Development has analyzed the application to increase the maximum permitted height of a multiple family dwelling in the R3 Multiple Family District from 2.5 stories or 35 feet to three stories and 41 feet based on the following findings:

1. *The establishment, maintenance or operation of the conditional use will not be detrimental to or endanger the public health, safety, comfort or general welfare.*

The proposed height increase from 2.5 stories or 35 feet to three stories and 41 feet will have no impact on health, safety, comfort or general welfare.

2. *The conditional use will not be injurious to the use and enjoyment of other property in the vicinity and will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district.*

The proposed height increase should not be injurious to the use or enjoyment of nearby property and should not impact the orderly development of nearby properties for uses permitted in the district. The proposed height increase is in line with the recommended built form guidance for the area, which also applies to all adjacent properties, as well as the properties to the north across 7th Street Southeast. The proposed building would not be any taller than what is recommended for this built form district, nor would it cause unusual shadowing of adjacent properties, as the proposed building would comply with both its required east and west interior side yard setbacks.

3. *Adequate utilities, access roads, drainage, necessary facilities or other measures, have been or will be provided.*

The site is served by existing access roads and utilities, which would not be impacted by the proposed height increase. The project has been reviewed by Public Works as part of the PDR process.

4. *Adequate measures have been or will be taken to minimize traffic congestion in the public streets.*

The proposed height increase should have no impact on traffic congestion.

5. *The conditional use is consistent with the applicable policies of the comprehensive plan.*

The proposed use would be consistent with the applicable guidance and policies of *Minneapolis 2040 (2020)*.

Future Land Use	Guidance	Staff Comment
Urban Neighborhood	Urban Neighborhood is a predominantly residential area with a range of allowed building types. May include small-scale institutional and semi-public uses (for example, schools, community centers, religious institutions, public safety facilities, etc.) scattered throughout. Like the Neighborhood Mixed Use category,	The proposed use of the property as a three-story multiple-family dwelling with four units would be in keeping with the future land use guidance of Urban Neighborhood.

	commercial uses can continue serving their existing commercial function. Commercial zoning is appropriate for these properties, while expansion of commercial uses and zoning into surrounding areas is not encouraged.	
Built Form Guidance	Guidance	Staff Comment
Interior 3	New and remodeled buildings in the Interior 3 district should reflect a variety of building types on both small and moderate-sized lots, including on combined lots. Building heights should be 1 to 3 stories.	The proposed use of the property as a three-story multiple-family dwelling with four units would be in keeping with the built form guidance of Interior 3.

The following goals from *Minneapolis 2040 (2020)* apply to this proposal:

- Goal 3. Affordable and accessible housing: In 2040, all Minneapolis residents will be able to afford and access quality housing throughout the city.
- Goal 6. High-quality physical environment: In 2040, Minneapolis will enjoy a high-quality and distinctive physical environment in all parts of the city.
- Goal 10. Climate change resilience: In 2040, Minneapolis will be resilient to the effects of climate change and diminishing natural resources, and will be on track to achieve an 80% reduction in greenhouse gas emissions by 2050.

The following policies and action steps from *Minneapolis 2040 (2020)* apply to this proposal:

Policy 1. Access to Housing: increase the supply of housing and its diversity of location and types.

- a. Allow housing to be built in all areas of the city, except in Production and Distribution areas.
 - d. In neighborhood interiors that contain a mix of housing types from single family homes to apartments, allow new housing within that existing range.
6. *The conditional use shall, in all other respects, conform to the applicable regulations of the district in which it is located.*

If the requested land use applications are approved, the proposal will comply with all provisions of the R3 Multiple Family District and the UA University Area Overlay District.

Additional Standards to Increase Maximum Height

In addition to the conditional use permit standards, the Planning Commission shall consider, but not be limited to, the following factors when determining the maximum height of principal structures:

1. *Access to light and air of surrounding properties.*

The proposed building complies with the required interior side yard setbacks of nine feet, which are based in part on the requested height of three stories. The project would not have an unusual impact on access to light or air on adjacent properties.

2. *Shadowing of residential properties, significant public spaces, or existing solar energy systems.*

The proposed project would cause some shadowing of adjacent properties. This shadowing, however, would not be unreasonable or unusual compared to other buildings typical of the area. The proposed project should

not cause significant shadowing of any public spaces. There are no known solar energy systems in the immediate area which would be impacted by the project.

3. *The scale and character of surrounding uses.*

The majority of the properties on this block consist of 2.5-story medium-density residential uses. Several high-density residential uses of up to six stories in height are located approximately one block from the property. The proposed project would be compatible with the character of the surrounding uses.

4. *Preservation of views of landmark buildings, significant open spaces or water bodies.*

There are no views of landmark buildings, significant open spaces, or water bodies that would be impacted by the proposed project.

VARIANCE

The Department of Community Planning and Economic Development has analyzed the application for a variance to reduce the required front yard setback from approximately 29 feet to 19.8 feet based on the following findings:

1. *Practical difficulties exist in complying with the ordinance because of circumstances unique to the property. The unique circumstances were not created by persons presently having an interest in the property and are not based on economic considerations alone.*

Practical difficulties exist in complying with the ordinance due to circumstances unique to the property. The property is subject to an established front yard setback based on the adjacent properties of approximately 29 feet, significantly exceeding the district minimum front yard setback in the R3 District of 20 feet. The subject property also lacks alley access. Vehicular access to the rear of the property is provided via a shared driveway which runs adjacent to the east property line. As a result, any parking stalls on the property must be accessed via a drive aisle running from the side property line across the width of the property, rather than from the rear property line. This results in the need for more of the property's depth to be occupied by parking than if parking were accessed via an alley adjacent to the rear property line. Together, the depth of the property's increased established front yard, its lack of alley access, and the configuration of the shared driveway constitute a practical difficulty which was not created by the applicant and is not economic alone.

2. *The property owner or authorized applicant proposes to use the property in a reasonable manner that will be in keeping with the spirit and intent of the ordinance and the comprehensive plan.*

The proposed variance is reasonable and would be in keeping with the spirit and intent of the ordinance and the comprehensive plan. The intent of the ordinance regulating required yards is to create orderly development, protect residential character, and ensure access to light and air. While the proposed variance would allow the building to be located closer to the front property line than other structures on the block face, the building would not be located unreasonably close to the property line. The proposed setback of 19.8 feet is only slightly less than the district minimum setbacks in both the R3 District and the R2B District of 20 feet. While other residential structures on this block observe an increased front yard setback, many other block faces in the surrounding area include residential structures of a similar scale which are located closer to the front property line. The proposed variance would not constitute disorderly development or impact access to light and air. As noted under the alternative compliance section of the site plan review application in this report, staff has recommended a condition of approval requiring a larger front-facing window for the garden level unit. Compliance with this condition will require the installation of an egress well exceeding 16 square feet in the front yard setback. Providing a larger egress well in the front yard setback would not have a negative impact on adjacent properties or the residential character, and the larger window that would be accommodated by the window well would improve both the appearance and function of the building, as well as its compatibility with the surrounding residential context.

3. *The proposed variance will not alter the essential character of the locality or be injurious to the use or enjoyment of other property in the vicinity. If granted, the proposed variance will not be detrimental to the health, safety, or welfare of the general public or of those utilizing the property or nearby properties.*

The proposed variance would not negatively impact the character of the area. As discussed above, although the building would be located closer to the front property line than other buildings on the block face, its location would be consistent with most structures in the R3 and R2B Districts, including structures on other block faces in the vicinity. The proposed variance would have no impact on the use or enjoyment of nearby properties or on public health or safety.

VARIANCE

The Department of Community Planning and Economic Development has analyzed the application for a variance to reduce the required east interior side yard setback from five feet to three feet for surface parking based on the following findings:

1. *Practical difficulties exist in complying with the ordinance because of circumstances unique to the property. The unique circumstances were not created by persons presently having an interest in the property and are not based on economic considerations alone.*

Practical difficulties exist in complying with the ordinance due to circumstances unique to the property. The subject property lacks alley access. Access to both the current and proposed parking areas is provided via a shared driveway with the adjacent property to the east. The parking areas on the two properties are directly adjacent, share access, and to some degree function as a single parking area. The unique access configuration of the properties is a practical difficulty that was not created by the applicant and is not economic alone.

2. *The property owner or authorized applicant proposes to use the property in a reasonable manner that will be in keeping with the spirit and intent of the ordinance and the comprehensive plan.*

The property owner proposes to utilize the property in a reasonable manner that would be in keeping with the spirit and intent of the ordinance and the comprehensive plan. Parking areas are subject to required yards in order to reduce their impact on adjacent uses and provide space for landscaping and screening. In this case, the parking area is directly adjacent to surface parking on the adjacent property which shares access to the street with the subject property. Reducing the required yard for parking in this location would not have a negative impact on adjacent uses and would be in keeping with the intent of the ordinance.

3. *The proposed variance will not alter the essential character of the locality or be injurious to the use or enjoyment of other property in the vicinity. If granted, the proposed variance will not be detrimental to the health, safety, or welfare of the general public or of those utilizing the property or nearby properties.*

The proposed variance would not alter the character of the area or be injurious to the use or enjoyment of nearby property. As described above, the proposed variance would have no impact on the residential use on the adjacent property. The subject property and the adjacent property, as well as many properties on this block, currently have parking areas which are nonconforming to their setbacks and landscaping requirements. Staff is recommending as a condition of approval that the applicant provide screening of at least three feet in height between the southern row of parking stalls and the east property line, as required by the University Area Overlay District (MCO 551.320(c)(2)). The proposed parking configuration on the subject property will be substantially closer to full compliance with the zoning ordinance than many properties in the area and will not negatively impact the character of the area. The proposed variance should have no impact on public health or safety.

VARIANCE

The Department of Community Planning and Economic Development has analyzed the application for a variance to reduce the required off-street parking requirement from ten spaces to seven spaces based on the following findings:

1. *Practical difficulties exist in complying with the ordinance because of circumstances unique to the property. The unique circumstances were not created by persons presently having an interest in the property and are not based on economic considerations alone.*

Practical difficulties exist in complying with the ordinance due to circumstances unique to the property. The property lacks access to a public alley, instead providing vehicular access via a shared driveway with the adjacent property to the east. The location of the shared driveway limits the options for parking area configuration on the property. Creating a larger parking area on the property to accommodate the full off-street parking requirement would require providing two drive aisles, which would occupy an unreasonable portion of the property for vehicular maneuvering. This would significantly limit development options for the property and exacerbate issues with complying with the maximum impervious surfacing requirements. The property's lack of alley access and the configuration of the shared driveway together constitute a practical difficulty which was not created by the applicant and is not economic alone.

2. *The property owner or authorized applicant proposes to use the property in a reasonable manner that will be in keeping with the spirit and intent of the ordinance and the comprehensive plan.*

The property owner proposes to utilize the property in a reasonable manner that would be in keeping with the spirit and intent of the ordinance and comprehensive plan. The proposed development of a new three-story multiple-family dwelling with four units is in keeping with the future land use and built form guidance for the property of Urban Neighborhood and Interior 3. Although the minimum parking requirements of the UA Overlay District currently remain in place, the comprehensive plan calls specifically for the elimination of parking minimums (Policy 6, Action Step L: "Eliminate the requirement for off-street parking minimums throughout the city, acknowledging that demand for parking will still result in new supply being build, an re-evaluate established parking maximums to better align with City goals."). The intent of parking and loading regulations is to recognize the parking needs of uses, to enhance the compatibility between parking areas and their surroundings, and to regulate the number, design, maintenance, use, and location of off-street parking and loading spaces. The applicant is proposing to provide seven off-street parking stalls and 20 enclosed bicycle parking spaces. Although the property is not eligible for transit-incentive parking reductions because it is located in the UA Overlay District, the property is located near a wide variety of transit services, including Metro Transit local routes 2, 3, and 6, as well as the planned E Line aBRT. The property is also located in an area of the city where a variety of neighborhood-serving goods and services uses are located within walking distance of the property. The access to jobs, educational institutions, and commercial services via transit, walking, and biking from the subject property should result in the building having a lower actual parking load than a similar building in many other areas of the city. The requested variance would be in keeping with the spirit and intent of the ordinance and the comprehensive plan.

3. *The proposed variance will not alter the essential character of the locality or be injurious to the use or enjoyment of other property in the vicinity. If granted, the proposed variance will not be detrimental to the health, safety, or welfare of the general public or of those utilizing the property or nearby properties.*

The proposed variance should not have a negative impact on the character of the area or the use or enjoyment of nearby properties. The proposed project would be in keeping with the character of recent development in the general area surrounding the property. The requested parking variance should have no impact on the use or enjoyment of nearby properties, nor on public health or safety.

VARIANCE

The Department of Community Planning and Economic Development has analyzed the application for a variance to increase the maximum permitted impervious surface coverage from 60 percent to 65.4 percent based on the following findings:

1. *Practical difficulties exist in complying with the ordinance because of circumstances unique to the property. The unique circumstances were not created by persons presently having an interest in the property and are not based on economic considerations alone.*

Practical difficulties exist in complying with the ordinance due to circumstances unique to the property. The property lacks alley access and is located in the UA Overlay District, where it is subject to increased off-street parking requirements. As evidenced by the many properties in the immediate area which appear to be significantly nonconforming to their maximum impervious surface coverage, full compliance with both the maximum impervious surface coverage in the low-density residential districts and the increased off-street parking requirements of the UA Overlay District is difficult and often unobtainable for medium-density residential uses on small- to moderate-sized lots, especially those without alley access. Requiring full compliance with both standards would unreasonably restrict the intensity of development of the property. The property's location in the UA Overlay District, moderate lot size, and lack of alley access together constitute a practical difficulty which was not created by the applicant and is not economic alone.

2. *The property owner or authorized applicant proposes to use the property in a reasonable manner that will be in keeping with the spirit and intent of the ordinance and the comprehensive plan.*

As proposed, the requested variance is not reasonable or in keeping with the intent of the ordinance and comprehensive plan. Maximum lot coverage regulations are established to limit runoff and to ensure a minimum level of open landscaped area. The proposed site plan does not take all reasonable steps to minimize impervious surfaces and reduce the needed variance. In the UA Overlay District, all vehicular parking stalls are permitted to be provided as compact stalls. The applicant has proposed a reasonable balance in the number of parking stalls between the need to request a variance to reduce the minimum off-street parking requirement and the need to request a variance to increase the maximum permitted impervious surface coverage, however, the applicant has proposed stalls larger than required by the ordinance. The applicant has also proposed extraneous paved areas located to the rear of the two proposed refuse container enclosures. These decisions unreasonably exacerbate the requested impervious surface variance. Staff is recommending denial of the requested variance to increase impervious surface coverage to 65.4 percent, and instead approval of a variance to increase impervious surface coverage to 62.3 percent. Staff is also recommending conditions of approval requiring that all parking stalls be reduced to 15 feet in depth, that the four westernmost parking stalls be reduced to eight feet in width, that the paved areas located to the rear of the refuse receptacle enclosures be removed, and that all of this reduced paved area be replaced with permeable open landscaping. Staff has discussed the recommendation with the applicant and they have indicated that they are amendable to the proposed conditions. As recommended by staff, the variance would be reasonable and in keeping with the spirit and intent of the ordinance and the comprehensive plan.

3. *The proposed variance will not alter the essential character of the locality or be injurious to the use or enjoyment of other property in the vicinity. If granted, the proposed variance will not be detrimental to the health, safety, or welfare of the general public or of those utilizing the property or nearby properties.*

The proposed variance would not alter the character of the immediate area or be injurious to the use or enjoyment of nearby properties. Currently, the interior of this block consists of several residential parking lots, most paved lot line to lot line across several properties, including the subject property and all adjacent properties. These properties all appear to be nonconforming to their maximum impervious surface coverage by a significant margin. The proposed project would represent a substantial improvement in the impervious surface coverage of the property and should have no negative impact on nearby properties, rather, the

proposed project should improve the appearance of the block interior and reduce runoff. The proposed variance should have no impact on public health or safety.

SITE PLAN REVIEW

The Department of Community Planning and Economic Development has analyzed the application based on the required findings and applicable standards in the site plan review chapter:

Applicable Standards of Chapter 530, Site Plan Review

BUILDING PLACEMENT AND DESIGN

Building placement – *Requires variance(s)*

- The proposed project would comply with the building placement standards.
- The property is subject to an established front yard setback of approximately 29 feet. The applicant is seeking a variance to reduce the front yard setback from approximately 29 feet to 19.8 feet.
- The placement of the building reinforces the street wall, maximizes natural surveillance and visibility, and facilitates pedestrian access and circulation.
- All on-site accessory parking is located to the rear or interior of the site, within the principal building served, or entirely below grade.

Principal entrances – *Meets requirements*

- The proposed project would comply with the principal entrances standards.

Visual interest – *Meets requirements*

- The proposed project would comply with the visual interest standards.
- The building walls provide architectural detail and contain windows in order to create visual interest.
- There are no blank, uninterrupted walls exceeding 25 feet in length.

Exterior materials – *Meets requirements*

- The applicant is proposing metal panels, fiber cement siding, and rockface CMU as the building's primary exterior materials. Exterior material changes at a later date may require review by the Planning Commission and an amendment to the site plan review.
- Each elevation would comply with the City's durability standards for exterior materials.
- The application is consistent with the City's policy of allowing no more than three exterior materials per elevation, excluding windows, doors, and foundation materials.
- Plain face concrete block is not proposed along any public streets, sidewalks, or adjacent to a residence or office residence district.
- The exterior materials and appearance of the rear and side walls of the building are similar to and compatible with the front of the building.

Percentage of Exterior Materials per Elevation

Material	Allowed Max	North	South	East	West
Glass	100%	18.6%	7.2%	12.5%	12.4%
Metal Panel	75%	38.1%	33.6%	41.3%	32.3%%
Rockface CMU	30%	16.2%	26.8%	18.5%	25.2%

Fiber Cement Siding	30%	26.9%	29.6%	25.6%	27.1%
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Windows – Requires alternative compliance

- The proposed project would not comply with the minimum window requirements.
- For residential uses, the zoning code requires that no less than 20 percent of the walls on the first floor, and no less than ten percent of the walls on each floor above the first that face a public street, public sidewalk, public pathway, or on-site parking lot, shall be windows. The project is not in compliance with the minimum window requirement. The upper floors on the north elevation are in compliance with this requirement, however, the first floor north elevation and the entire south elevation are not in compliance. Alternative compliance is required.

Window Requirements for Residential Uses

Floor	Code		Proposed	
1st floor (north)	20% minimum	53.9 sq. ft.	14.8%	40 sq. ft.
2nd floor and above (north)	10% minimum	70.6 sq. ft.	21.4%	151 sq. ft.
1st floor (south)	20% minimum	53.9 sq. ft.	1.7%	9 sq. ft.
2nd floor and above (south)	10% minimum	70.6 sq. ft.	8.7%	61.4 sq. ft.

Ground floor active functions – Meets requirements

- The proposed project would comply with the ground floor active functions requirements.

Roof line – Meets requirements

- The principal roof line of the building would be similar to that of surrounding buildings that are of a similar scale to the proposed building.

Parking garages – Not applicable

- There are no parking garages proposed as part of this project. Access and circulation

Pedestrian access – Meets requirements

- There would be clear and well-lit walkways at least four feet in width connecting building entrances to the adjacent public sidewalk and on-site parking facilities.

Transit access – Not applicable

- No transit shelters are proposed as part of this development.

Vehicular access – Meets requirements

- The proposed project would comply with the vehicular access requirements.

LANDSCAPING AND SCREENING**General landscaping and screening – Requires alternative compliance**

- The proposed project would not comply with the general landscaping and screening requirements.
- The overall composition and location of landscaped areas complement the scale of development and its surroundings.

- At least 20 percent of the site not occupied by the building is landscaped. The applicant is proposing approximately 3,140 square feet of landscaping on site, or approximately 48.6 percent of the site not occupied by buildings.
- The applicant is not proposing at least one canopy tree per 500 square feet of the required landscaped area, including all required landscaped yards. The tree requirement for the site is three and the applicant is proposing a total of one tree. Alternative compliance is required.
- The applicant is proposing at least one shrub per 100 square feet of the required landscaped area, including all required landscaped yards. The shrub requirement for the site is 14 and the applicant is proposing 26 shrubs.
- The remainder of the required landscaped area is covered with turf grass, native grasses, perennial flowering plants, vines, shrubs and other trees.

Landscaping and Screening Requirements

Requirement	Required	Proposed
Lot Area	--	9,073 sq. ft.
Building Footprint	--	2,614 sq. ft.
Area Not Covered by Buildings	--	6,459 sq. ft.
Landscaped Area	1,292 sq. ft.	3,140 sq. ft.
Canopy Trees (1:500 sq. ft.)	3 trees	1 tree
Shrubs (1:100 sq. ft.)	14 shrubs	26 shrubs

Parking and loading landscaping and screening – *Requires alternative compliance*

- The proposed project would not comply with the applicable parking and loading landscaping and screening requirements.
- The applicant is proposing to provide landscaped yards of 11 feet in width between the parking area and the west property line, five feet in width between the parking area and the south property line, and is not proposing any landscaped yard between the parking area and the east property line. Alternative compliance is required to allow landscaped yards of less than seven feet in width along the east and south property lines.
- The applicant is proposing a six-foot screen that is at least 95 percent opaque between the parking area and the south and west property lines. No screening is proposed between the parking area and the east property line. Alternative compliance is required.

Additional landscaping requirements – *Meets requirements*

- The project appears to comply with the additional landscaping requirements in sections 530.180, 530.190, 530.200, and 530.210 of the zoning code.
- The plant materials, and installation and maintenance of the plant materials, would comply with sections 530.200 and 530.210 of the zoning code.
- All other areas not occupied by buildings, parking and loading facilities, or driveways would be covered with turf grass, native grasses, perennials, wood mulch, shrubs, and trees.

ADDITIONAL STANDARDS

Concrete curbs and wheel stops – *Meets requirements with Conditions of Approval*

- The parking lot would be defined by a six-inch by six-inch continuous concrete curb along the south side of the parking area. Staff has recommended as a condition of approval that wheel stops be provided for the north-facing parking stalls which are not adjacent to curbing.

Site context – Meets requirements

- The proposed project would comply with the site context requirements.

Crime prevention through environmental design – Meets requirements

- The proposed project would comply with crime prevention through environmental design (CPTED) standards.

Historic preservation – Meets requirements

- This site is neither historically designated or located in a designated historic district, nor has it been determined to be eligible for designation.

Applicable Regulations of the Zoning Ordinance

The proposed use is permitted in the R3 Multiple Family District.

Off-street Parking and Loading – Requires variance(s)

- The off-street vehicle parking requirement is not met. The applicant is seeking a variance to reduce the off-street parking requirement from ten spaces to seven spaces.
- The minimum bicycle parking requirement is met.
- The proposed use has no loading requirement.

Vehicle Parking Requirements Per Use (Chapter 541)

Use	Minimum	Reductions	Minimum	Maximum	Proposed
Residential Dwellings	10 (1 per 2 bedrooms)	--	10	--	7

Bicycle Parking Requirements (Chapter 541)

Use	Minimum	Short-Term	Long-Term	Proposed
Residential Dwellings	20 (1 per bedroom)	--	Not less than 90%	20 (all long-term)

Building Bulk and Height – Requires conditional use permit

- The proposed project would not meet the applicable bulk and height requirements.
- The applicant is seeking a conditional use permit to increase the maximum height of a multiple-family dwelling in the R3 District from 2.5 stories, 35 feet to three stories, 41 feet.
- The proposed project complies with all other applicable bulk requirements.

Building Bulk and Height Requirements

Requirement	Code	Bonuses	Total	Proposed
Lot Area	--	--	--	9,073 sq. ft.
Gross Floor Area	--	--	--	7,464 sq. ft.
Min. Floor Area Ratio	--	--	--	0.83
Max. Floor Area Ratio	1.0	--	--	0.83
Max. Building Height	2.5 stories or 35 feet,			3 stories, 41 ft.

	whichever is less			
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Lot and Residential Unit Requirements – Requires variance(s)

- The proposed project would meet not meet all of the applicable lot and residential unit requirements.
- The applicant is seeking a variance to increase the maximum permitted impervious surface coverage.
- The proposed dwelling units meet the minimum gross floor area requirement of 500 sq. ft. per unit or 350 sq. ft. per efficiency unit.
- The proposed project is not subject to inclusionary zoning requirements.

Lot and Residential Unit Requirements Summary

Requirement	Code	Proposed
Lot Area	6,000 sq. ft. min.	9,073 sq. ft.
Lot Width	40 ft. min.	55 ft.
Impervious Surface Area	60% max.	65.4%
Lot Coverage	45% max.	28.8%
Dwelling Units (DU)	--	4 DUs

Yard Requirements – Requires variance(s)

- The project would not meet the applicable yard requirements.
- The applicant is seeking a variance to reduce the front yard setback for the building, as well as to reduce the east interior side yard setback for surface parking.
- The proposed project would comply with all other applicable yard requirements.

Minimum Yard Requirements

Setback	Zoning District	Overriding Regulations	Total Requirement	Proposed
Front (North)	15 ft.	approx. 29 ft. (established front yard)	approx. 29 ft.	19.8 ft.
Interior Side (East)	9 ft.	--	9 ft.	13.4 ft.
Interior Side (West)	9 ft.	--	9 ft.	9ft.
Rear (South)	9 ft.	--	9 ft.	70 ft.

Signs – Not applicable

- All signs are subject to Chapter 543, On-Premise Signs. The applicant will be required to submit a separate sign permit application for any signage that is proposed.
- The applicant is proposing not proposing any signage.

Screening of Mechanical Equipment – Meets requirements with Conditions of Approval

- Mechanical equipment is subject to the screening requirements of Chapter 535 and district requirements.
- The applicant has not submitted information regarding the height of the proposed rooftop mechanical units. Staff has recommended as a condition of approval that all mechanical equipment be screened per 535.70

Refuse Screening – Meets requirements

- Refuse and recycling storage containers are subject to the screening requirements in Chapter 535.

Lighting – Meets requirements with Conditions of Approval

- Existing and proposed lighting must comply with Chapter 535 and Chapter 541 of the zoning code.
- The applicant has not submitted a lighting plan. Staff has recommended as a condition of approval that a lighting plan demonstrating compliance with 535.590 be submitted.

Fences – Meets requirements

- Fences must comply with the requirements in Chapter 535. The proposed fencing meets the applicable standards.

Specific Development Standards – Meets requirements

- The applicant's proposal meets the specific development standards for a multiple-family dwelling in Chapter 536.

UA University Area Overlay District Standards – Requires variance(s)

- The applicant is seeking a variance to reduce the increased minimum off-street parking requirements in the UA University Area Overlay District.
- The proposal is otherwise in compliance with the UA University Area Overlay District standards.

Applicable Policies of the Comprehensive Plan

The proposed use would be consistent with the applicable guidance and policies of Minneapolis 2040 (2020). Please see the response to rezoning finding #1 above for information on how the proposed project complies with the applicable comprehensive plan guidance.

Alternative Compliance

The Planning Commission or zoning administrator may approve alternatives to any site plan review requirement upon finding that the project meets one of three criteria required for alternative compliance. Alternative compliance is requested for the following requirements:

Standard	Description	Staff Recommendation
Windows	The applicant is proposing 14.8% window coverage on the first floor north elevation, less than the minimum requirement of 20%. On the south elevation, the applicant is proposing 1.7% window coverage on the first floor and 8.7% on the upper floors, less than the minimum requirements of 20% and 10%, respectively.	The upper floor windows on the south elevation face the property's small on-site surface parking lot, as well as parking lots located on adjacent properties and is not visible from the public right-of-way. The applicant has proposed more windows than required on the upper floors of all of the other elevations. The requested alternative compliance to reduce window coverage on the upper floors of the south elevation from 10% to 8.7% is reasonable. The

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		<p>need for the requested alternative compliance on both the north and south first floor elevations is caused by the applicant's decision to design the property with a partially-exposed garden level. First floor window coverage is measured between two and ten feet above grade, regardless of the elevation of the first floor relative to grade. In this case, the first floor elevation would be four feet above grade, resulting in the bottom of the north-facing windows beginning about 5.5 feet above grade, and the bottom of the south-facing windows beginning about 6.5 feet above grade, and additional window area being located on the first floor but not being considered towards window coverage. The alternative compliance request is generally reasonable, however, staff does not find the blank area below the first floor window on the front elevation to be in keeping with the intent of the ordinance, and is recommending that the window pattern from the upper stories be continued down to the garden level. Staff has discussed this with the applicant, and they have indicated that they are amenable to this proposed change. <u>Staff recommends granting alternative compliance.</u> Staff has recommended as a condition of approval that the north-facing basement window be enlarged to match the window pattern of the upper floors. Compliance with this condition of approval will require the installation of an egress well greater than 16 square feet in area in the required front yard. Staff has addressed this under the second finding for the requested front yard setback variance and included the egress well in the</p>
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PLAN11510

		recommended approval of that variance.
General Landscaping and Screening	The applicant is proposing to provide one canopy tree, less than the three required.	Two large deciduous trees are proposed to be removed from the property for the proposed project. Significant open landscaped areas which could accommodate additional canopy trees are proposed as part of the project, including the western half of the front yard, as well as near the southwest corner of the property. The parking lot on this property together with the parking lots on adjacent properties constitute a significant area that consists largely of surface parking with very few canopy trees. Given the removal of existing trees for the project, the space on the property which could accommodate additional trees, and the potential for urban heat island effects due to the configuration of the property and nearby properties, staff finds that the requested alternative compliance is not reasonable and would not be meeting the intent of the ordinance. <u>Staff recommends denying alternative compliance.</u> Staff has recommended as a condition of approval that three canopy trees be provided on site.
Parking and Loading Landscaping and Screening	The applicant is proposing to provide a landscaped yard of five feet in depth between the parking area and the south property line and to not provide a landscaped yard between the parking area and the east property line.	The proposed landscaped yard along the south property line would be five feet in depth and include a six-foot opaque fence as well as shrubs. Adjacent to the south is a large detached garage that runs the full length of the property line. The proposed landscaped yard would meet the intent of the ordinance and the requested alternative compliance is reasonable. Adjacent to the east property line the applicant is not proposing to provide a landscaped yard. The subject property has a

		shared driveway with the adjacent property to the east, which also has a surface parking area located across the driveway. Providing a landscaped yard here along the full length of the parking area would not be practical. <u>Staff recommends granting alternative compliance.</u> As noted in the discussion of the findings for the variance request to decrease the east interior side yard setback above, staff has recommended as a condition of approval that screening of at least three feet in height be provided between the southern row of parking stalls and the east property line, as required by the University Area Overlay District.
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FOR REZONINGS ONLY

ZONING PLATE NUMBER. 15

LEGAL DESCRIPTION. The rear 55 feet of Lots 7, 8 and 9 University Addition to Minneapolis, Hennepin County, Minnesota.

RECOMMENDATIONS

The Department of Community Planning and Economic Development recommends that the City Planning Commission adopt staff findings for the applications by North Bay Companies for the property located at 1316 7th Street Southeast:

A. Rezoning.

Recommended motion: **Approve** the petition to rezone the property located at 1316 7th Street Southeast from the R2B Multiple Family District to the R3 Multiple Family District, retaining the UA University Area Overlay District.

B. Conditional Use Permit.

Recommended motion: **Approve** the conditional use permit to increase the maximum permitted height for a multiple-family dwelling in the R3 Multiple Family District from 2.5 stories, 35 feet to 3 stories, 41 feet, subject to the following conditions:

1. The conditional use permit shall be recorded with Hennepin County as required by Minn. Stat. 462.3595, subd. 4 before building permits may be issued or before the use or activity requiring a conditional use permit may commence. Unless extended by the zoning administrator, the conditional use permit shall expire if it is not recorded within two years of approval.

C. Variance to decrease the front yard setback.

Recommended motion: **Approve** the variance to reduce the front yard setback from approximately 29 feet to 19.8 feet for the structure and to 16.1 feet for an egress well exceeding 16 square feet.

D. Variance to decrease the side yard setback.

Recommended motion: **Approve** the variance to reduce the east interior side yard setback from five feet to three feet for surface parking, subject to the subject to the following conditions:

1. Screening of at least three feet in height and at least 60 percent opacity shall be provided between the southernmost row of parking stalls and the east property line, in compliance with MCO 551.1320(c)(2).

E. Variance to decrease the off-street parking requirement.

Recommended motion: **Approve** the variance to decrease the minimum off-street parking requirement from ten spaces to seven spaces.

F. Variance to increase impervious surface coverage.

Recommended motion: **Deny** the variance to increase the maximum permitted impervious surface coverage from 60 percent to 65.4 percent, and **in lieu thereof approve** a variance to increase the maximum permitted impervious surface coverage from 60 percent to 62.3 percent, subject to the following conditions:

1. The proposed paved areas located behind each refuse container enclosure shall be removed and replaced with permeable landscaped area.
2. The depth of all parking stalls shall be reduced to 15 feet and the width of the four westernmost parking stalls shall be reduced to eight feet. The reduced pavement area shall be replaced with permeable landscaped area.

G. Site Plan Review.

Recommended motion: **Approve** the site plan review for a new three-story multiple-family dwelling with four units, subject to the following conditions:

1. All site improvements shall be completed by November 16, 2022, unless extended by the Zoning Administrator, or the permit may be revoked for non-compliance.
2. CPED staff shall review and approve the final site, elevation, landscaping, and lighting plans before building permits may be issued.
3. All signs shall comply with Chapter 543 of the zoning code. All signage requires a separate permit from CPED.
4. Wheel stops shall be provided for the north-facing parking stalls.
5. All mechanical equipment shall be screened in compliance with MCO 535.70.
6. The applicant shall prepare and submit a lighting plan demonstrating compliance with MCO 535.590.
7. The north-facing basement window shall be enlarged to match the window pattern on the upper floors of the north elevation.
8. A minimum of three canopy trees shall be provided on site, in compliance with MCO 530.170 and MCO 551.1320.
9. Screening of at least three feet in height and at least 60 percent opacity shall be provided between the southernmost row of parking stalls and the east property line, in compliance with MCO 551.1320(c)(2).

PLAN11510

1. Rezoning ordinance
2. Oblique aerial photo
3. Written description and findings submitted by applicant
4. Notification letters submitted by applicant
5. Plans
6. Renderings
7. Shadow study
8. Photos

ORDINANCE

By Goodman

Amending Title 20, Chapter 521 of the Minneapolis Code of Ordinances relating to Zoning Code: Zoning Districts and Maps Generally.

The City Council of the City of Minneapolis do ordain as follows:

Section 1. That Section 521.30 of the above-entitled ordinance be amended by changing the zoning district for the following parcels of land, pursuant to MS 462.357:

The rear 55 feet of Lots 7, 8 and 9 University Addition to Minneapolis, Hennepin County, Minnesota (1316 7th Street Southeast – Plate #15) to the R3 Multiple Family District, retaining the UA University Area Overlay District.



September 2nd, 2020

RE: Land Use Application for proposed development at 1316 7th St SE, Minneapolis MN 55414.

PROJECT DESCRIPTION

The proposed development is a stacked fourplex, 3.5-story multifamily building with each story (basement, first, second and third) having 1 dwelling unit. With a contemporary exterior materials pallet, the proposed development brings a breath of fresh air to off-campus college housing experience. The floor plans are ample and modern with large windows that let in a generous amount of natural light in every living space. With each of the 4 units having capacity for 5 residents, it was imperative that each private bedroom could accommodate a large bed and a desk area for quiet studying. The common area is rich in natural light as well as spacious and open to stimulate community creation within the residents in each unit. Each unit has 5 bedroom and 3 three-way bathrooms that can allow fast turnaround during rush hour.

The lot coverage is 2,608 SF with total gross area of 7,824 SF plus a 2,492 SF basement 7'-0" below grade. The net rentable areas per unit and totals are as follow:

Units Types	# of Units	Rentable Area/Unit
5BDR/3BTHR	4	2,234 SF x (4) = 8,936 SF
TOTALS	4	8,936 SF

Zoning requirements call for 20 motor vehicle parking stalls and 20 bicycle parking spaces. This development provides 7 motor vehicle parking stalls (1 being ADA) and 20 enclosed bicycles parking spaces.

The material pallet is simple and contemporary.

Dark grey rockface block
White fiber cement siding
Dark grey corrugated Metal
Dark grey windows and doors metal frame

The required applications are as follow:

1. Rezoning from R2B to R3
2. CUP to increase height from 2.5 stories/35' to 3 stories/40'-6"
3. Front yard variance from 29.5' (the setback of the adjacent houses) to 20'

4. Side (east) yard variance to less than 5' from the property line for a parking space
5. Side (west) yard variance to allow window wells greater than 16 SF in area
5. Parking variance from 10 to 7 spaces
7. Bicycle parking variance to allow less than 90% of the bike spaces to be long term (20 total spaces required with 14 (70%) long-term spaces and 6 spaces in outdoor racks)
8. Variance to increase allowed maximum impervious surface from 60% to 65.4%
9. Site plan review

Applicant: North Bay Companies
2316 4th Ave South, Minneapolis MN 55404
gduncan@northbaycos.com | 612-314-4314

REZONING REQUIRED FINDINGS

It is proposed to rezone the site from the R2B, Multiple-family District and the R3, Multiple-family District. The existing UA, University Area Overlay District will remain in place. The R3 District is established to provide an environment of predominantly single and two-family dwellings, cluster developments and smaller multiple-family developments on lots with a minimum of 5,000 SF and at least 1,500 SF of lot area per dwelling unit. The proposed rezoning is consistent with the required findings under § 525.280 of the Zoning Code.

1) *Whether the amendment is consistent with the applicable policies of the comprehensive plan.*

The City's comprehensive plan, the *Minneapolis 2040 Plan* (the "2040 Plan"), assigns the future land use of the site as Urban Neighborhood.

Urban Neighborhood is a predominantly residential area with a range of allowed building types. It may include small-scale institutional and semi-public uses (for example, schools, community centers, religious institutions, public safety facilities, etc.) scattered throughout. Like the Neighborhood Mixed Use category, commercial uses can continue serving their existing commercial function. Commercial zoning is appropriate for these properties, while expansion of commercial uses and zoning into surrounding areas is not encouraged.

The proposed R3 zoning and redevelopment with a four-unit apartment building is consistent with the intent of the Urban Neighborhood designation.

The site is designated for Interior 3 built form in the 2040 Plan. The Interior 3 district is typically applied in parts of the city closest to downtown, in the areas in between transit routes. It is also applied adjacent to select corridors and near METRO stations, serving as a transition to lower intensity residential areas. New and remodeled buildings in the Interior 3 district should reflect a variety of building types on both small and moderate-sized lots, including on combined lots. Building heights should be 1 to 3 stories.

The height limit in the R3 zoning district is 2.5 stories, which is consistent with the Interior 3 built form guidance. The proposed 3-story, 4-unit building is consistent with the Interior 3 built form district guidance, as well as with the purpose of the R3 zoning district, which allows smaller multiple-family dwellings.

The following policies from the 2040 Plan are applicable to the proposed rezoning:

Policy 1. Access to Housing: Increase the supply of housing and its diversity of location and types.

- a. Allow housing to be built in all areas of the city, except in Production and Distribution areas.
- d. In neighborhood interiors that contain a mix of housing types from single family homes to apartments, allow new housing within that existing range.

The proposed rezoning of the project site to R3 to allow a low density, 3-story, 4-unit building is supported by the policies of the 2040 Plan.

2) *Whether the amendment is in the public interest and is not solely for the interest of a single property owner.*

The proposed rezoning is not solely for the interest of the property owner. Rezoning of the site to R3 will allow for replacement of an aging, nonconforming rooming house with a new, fully code-compliant 4-unit apartment building in a manner consistent with 2040 Plan policies.

3) *Whether the existing uses of property and the zoning classification of property within the general area of the property in question are compatible with the proposed zoning classification, where the amendment is to change the zoning classification of a particular property.*

The properties on this block, the block to the north and blocks to the west are zoned R2B. The blocks to the south are commercially zoned and form the Dinkytown commercial district. The blocks to the east are zoned R5 and R6 and are guided in the 2040 Plan for Transit 15 built form and density. There is a range of low to very high-density housing in the immediate area. R3 residential zoning will be compatible with the existing residential and commercial zoning and uses in the general area.

4) *Whether there are reasonable uses of the property in question permitted under the existing zoning classification, where the amendment is to change the zoning classification of particular property.*

The existing building on the site could continue to be used as a nonconforming rooming house. The site could be redeveloped with up to three dwelling units under the current R2B zoning. Rezoning to allow redevelopment with a 4-unit residential building is a reasonable use of the property that is more consistent with the recently-adopted guidance of the 2040 Plan.

5) *Whether there has been a change in the character or trend of development in the general area of the property in question, which has taken place since such property was placed in its present zoning classification, where the amendment is to change the zoning classification of particular property.*

The proposed zoning and development are consistent with the guidance of the 2040 Plan that calls for Interior 3 built form and density in the residential area north of Dinkytown.

CONDITIONAL USE PERMIT FOR INCREASED HEIGHT REQUIRED FINDINGS

A conditional use permit is requested to allow a building height of 3 stories/40'-6". The height limit without a CUP is 2.5 stories/35' in the R3 District. The request for increased height for the

Project meets the required findings for the issuance of a conditional use permit under § 525.340 and the additional considerations for increased height.

1) That the establishment, maintenance or operation of the conditional use will not be detrimental to or endanger the public health, safety, comfort or general welfare.

The proposed height of the new building will not be detrimental to or endanger the public health, safety, comfort or general welfare. The development will comply with all applicable building codes, life safety ordinances, stormwater management and other Public Works requirements.

2) The conditional use will not be injurious to the use and enjoyment of other property in the vicinity and will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district or substantially diminish property value.

The proposed 3-story, 40'-6" tall building will not be injurious to the use and enjoyment of other property or impede development and improvement of surrounding property. The height is compatible with the other nearby tall, 2.5 story buildings. With minor, non-impactful exceptions, the setbacks for a 3-story building will be met. The proposed height is consistent with the Interior 3 built form guidance for this block and the Interior 3, Corridor 6 and Transit 15 guidance of the surrounding blocks and, therefore, promotes orderly development and improvement of this site and surrounding property for uses and height called for in the 2040 Plan.

3) Adequate utilities, access roads, drainage, necessary facilities and other measures have been or will be provided.

Adequate utilities, access, drainage, and other necessary facilities will be provided for the Project and the development team will continue to work closely with Public Works, Plan Review and Planning staff to comply with City and other applicable requirements. Access to the parking lot behind the building will continue to be provided by a shared driveway from 7th Street SE.

4) Adequate measures have been or will be taken to minimize traffic congestion in the public streets.

The additional height of the building will, itself, have no impact on traffic congestion in the public streets. Eight off-street parking spaces will be provided behind the building and there will be a bike parking space for each bedroom. Most residents will walk or bike to school and work. The site is well-situated for utilization of alternative modes of transit. There are multiple bus lines in close proximity along 15th Avenue SE, 4th Street SE, University Avenue SE and 10th Avenue SE that provide midday service, as well as several share car locations within walking distance of the site. Due to the highly transit-oriented nature of the site and Project, the Project will not result in traffic congestion in the public streets.

5) The conditional use is consistent with the applicable policies of the comprehensive plan.

As discussed above, the Project is consistent with the Urban Neighborhood future land use designation applicable to the site. The proposed 3-story height is also consistent with the

Interior 3 built form guidance of the 2040 Plan. In addition to the Access to Housing policies cited in the findings for the rezoning, the proposed 3-story, 4-unit building will help achieve the following 2040 Plan policy policies:

Visual Quality of New Development

- Ensure a high-quality and distinctive physical environment in all parts of the city through building and site design requirements for both large and small projects.
- Allow and encourage a variety of architectural styles.
- Consider design approaches that encourage creative solution for transitions between varying intensities of building types and land uses.

6) The conditional use shall, in all other respects, conform to the applicable regulations of the district in which it is located.

With approval of the other zoning applications for the Project, it will conform to the applicable regulations of the R3 District.

Additional factors to be considered when determining an increase in height per §548.110.

(1) Access to light and air of surrounding properties.

The new building will comply with side and rear setback requirements. The proposed 3-story building will not impede access to light and air for surrounding properties.

(2) Shadowing of residential properties, significant public spaces, or existing solar energy systems.

The 3-story building will cast shadows similar in degree to surrounding 2.5-story buildings and less than nearby 6-story buildings. The building will not shadow significant public places or known solar energy systems in the area.

(3) The scale and character of surrounding uses.

The scale and character of other buildings in the area vary from one to six stories. The tallest building in the area is the Chateau apartment building at 5th Street and 13th Avenue, which is 19 stories. The proposed height is consistent with the guidance for future development in the Interior 3 built form district.

(4) Preservation of views of landmark buildings, significant open spaces or water bodies.

The Project will not block views of landmark buildings, significant open spaces or water bodies.

VARIANCES TO REDUCE REQUIRED YARDS
REQUIRED FINDINGS

Variances are requested to reduce the minimum yard requirements as follows:

- front yard variance along 7th Street SE from 29.5' (the setback of the adjacent houses) to 19.8',
- side (east) yard variance to allow parking within 5' of the side lot line.

The variance requests are consistent with the required findings under § 525.500 of the Zoning Code.

1) Practical difficulties exist in complying with the ordinance because of circumstances unique to the property. The unique circumstances were not created by persons presently having an interest in the property and are not based on economic considerations alone.

Practical difficulties exist in meeting both the yard requirements of the R3 District, accommodating on-site circulation and providing parking to serve the tenants. The parking area in the rear of the building meets requirements for landscaped screening width along the rear lot line, parking stall depth and drive aisle width, however, meeting those requirements pushes the building closer to the front lot line. The building will essentially comply with the standard, 20-foot front yard requirement of the R3 district, but the site is subject to a greater front setback of 29.5' due to the established setbacks of the adjacent houses. The existing conditions on the site include a parking area in the rear of the building that is accessed by a driveway that is shared with the property to the east. The existing paved parking areas in the rear of both lots abut the shared property line, so the existing parking area for the subject property is currently within 5' of the side lot line. Reducing the parking area to meet the setback requirement would result in a loss of a parking space and a greater parking variance. These are unique circumstances not created by the applicant that create practical difficulties in complying with competing zoning standards.

2) The property owner or authorized applicant proposes to use the property in a reasonable manner that will be in keeping with the spirit and intent of the ordinance and the comprehensive plan.

Yard controls are established to provide for the orderly development and use of land and to minimize conflicts among land uses by regulating the dimension and use of yards in order to provide adequate light, air, open space and separation of uses. The proposed setbacks are reasonable as they will be compatible with surrounding development, will not impede access to light or air and will not create conflicts with surrounding properties or uses. The proposed setbacks serve the intent of the ordinance and the City's land use policies.

3) The proposed variance will not alter the essential character of the locality or be injurious to the use or enjoyment of other property in the vicinity. If granted, the proposed variance will not be detrimental to the health, safety, or welfare of the general public or of those utilizing the property or nearby properties.

The proposed yard variances will not alter the essential character of the locality, be injurious to the use or enjoyment of other property in the vicinity, or detrimental to the public or those using the site or nearby properties. The location of parking spaces in the required side yard is an existing condition on both the project site and the adjacent property. Although the adjacent houses are setback 29.5' from the street, those houses have open front porches that project closer than 29.5' to the front lot line.

VARIANCE OF PARKING REQUIREMENT
REQUIRED FINDINGS

In the UA Overlay District, the parking requirement for the proposed project is based on the number of bedrooms. At 0.5 spaces per bedroom, the requirement for this 20-bedroom project is 10 parking spaces. A variance is requested to reduce the requirement to 7 parking spaces, including stripping for an accessible space. The variance request is consistent with the required findings under § 525.500 of the Zoning Code.

1) *Practical difficulties exist in complying with the ordinance because of circumstances unique to the property. The unique circumstances were not created by persons presently having an interest in the property and are not based on economic considerations alone.*

The size of the parcel is too small to include 10 parking spaces without additional setback variances along the west side lot line. Due to its proximity to the University campus and based on the developer's experience with similar project locations near campus, the actual resident parking demand will be below the code requirements. Most residents will not have cars and will walk or bike to school and work and will utilize car services for longer trips. These are unique circumstances that were not created by the developer, which result in practical difficulties in complying with the ordinance.

2) *The property owner or authorized applicant proposes to use the property in a reasonable manner that will be in keeping with the spirit and intent of the ordinance and the comprehensive plan.*

The proposed variance is reasonable in these circumstances and is in keeping with the spirit and intent of City ordinances. It is consistent with comprehensive plan policies intended to encourage transit use and reduce parking requirements. There are multiple bus lines in the immediate area that provide midday service and several share car locations within walking distance of the site.

3) *The proposed variance will not alter the essential character of the locality or be injurious to the use or enjoyment of other property in the vicinity. If granted, the proposed variance will not be detrimental to the health, safety, or welfare of the general public or of those utilizing the property or nearby properties.*

The requested parking variance is in keeping with the pedestrian, bike and transit-oriented character of the area. This variance will not be detrimental to the residents of this project, nearby properties or the general public.

VARIANCES OF MAXIMUM IMPERVIOUS SURFACE REQUIREMENT
REQUIRED FINDINGS

A variance is requested to increase the maximum impervious surface area allowed on the site from 60% to 64.9%. The variance request is consistent with the required findings under § 525.500 of the Zoning Code.

1) *Practical difficulties exist in complying with the ordinance because of circumstances unique to the property. The unique circumstances were not created by persons presently having an interest in the property and are not based on economic considerations alone.*

The increased density encouraged under the Interior 3 built form district and the need to provide on-site parking create practical difficulties in balancing compliance with those requirements and the impervious surface limits of the R3 District. The existing impervious coverage is 72.3%; 64.9% coverage is proposed. Although not yet adopted, the anticipated limit for impervious surface area in the Interior 3 will be 75%. Reducing the impervious coverage would result in a bigger parking variance and/or loss of living space. These are unique circumstances that were not created by the developer.

2) *The property owner or authorized applicant proposes to use the property in a reasonable manner that will be in keeping with the spirit and intent of the ordinance and the comprehensive plan.*

The proposed variance is reasonable in these circumstances and in keeping with the spirit and intent of City ordinances and the 2040 Plan. The requested variance above the currently-applicable R3 limit is small in degree. The proposed impervious surface coverage is significantly less than the anticipated future limit for the Interior 3 built form district.

3) *The proposed variance will not alter the essential character of the locality or be injurious to the use or enjoyment of other property in the vicinity. If granted, the proposed variance will not be detrimental to the health, safety, or welfare of the general public or of those utilizing the property or nearby properties.*

The requested variance will not alter the essential character of the area, be injurious to the use or enjoyment of other property or be detrimental to the residents of this project, nearby properties or the general public. The proposed impervious area will be less than the existing condition.

Damaris Hollingsworth

From: Garret Duncan <gduncan@northbaycos.com>
Sent: Friday, September 4, 2020 10:11 AM
To: Chris Lautenschlager; Fletcher, Steve
Cc: Damaris Hollingsworth; Daniel Oberpriller
Subject: Land Use Application Notification at 1316 7th St SE by North Bay Companies

Dear Mr. Lautenschlager and Council Member Fletcher,

I am writing to notify you that North Bay Companies is submitting land use applications for redevelopment of the lot located at 1316 7th St. SE with a 4-unit, multiple family dwelling.

The land use applications that have been identified are:

1. Rezoning from R2B to R3
2. CUP to increase height from 2.5 stories/35' to 3 stories/40'-6"
3. Front yard variance from 29.5' (the setback of the adjacent houses) to 20'
4. Side (east) yard variance from 5' to 0' for a parking space
5. Parking variance from 10 to 8 spaces
6. Bicycle parking variance from 20 spaces total with 18 spaces enclosed and 2 spaces outdoors to 20 spaces total with 14 spaces enclosed and 6 spaces outdoors
7. Variance for bicycle parking located more than 50' from main entrance
8. Site plan review

We hope to meet with the Marcy Holmes Neighborhood Association during their October Meeting to review the plans and discuss the proposed project. We anticipate that the public hearing for the project will be held at the October 19th meeting of the Planning Commission.

I am the contact person for the applicant, North Bay Companies, and my contact information is below. Damaris Hollingsworth with Melo by Design is the project architect. Please let me know if you would like any additional information or have any questions about the project.

Thank you.

Garret Duncan
Development Analyst
C: 218.841.4477
O: 612.314.4314
F: 612.808.1848



2316 4th Ave South
Minneapolis, MN 55404



**1316 7th Street SE
Minneapolis, MN 55415**

Stacked Fourplex

1316 7th Street SE
Minneapolis, MN 55415

LAND USE APPLICATION

Checked by _____ D

COVER SHEET

Drawing Number

G001

1316 7TH ST. SE

MINNEAPOLIS, MINNESOTA

ISSUED FOR: LAND USE APPLICATION



ARCHITECT:

DESIGN BY MELO, LLC
100 S 5TH ST, SUITE 1900
MINNEAPOLIS, MN 55402
CONTACT: DAMARIS HOLLINGSWORTH
DAMARIS@DESIGNBYMELO.COM
612-280-8419

DEVELOPER / PROPERTY OWNER:

NORTH BAY COMPANIES
2316 4TH AVE S
MINNEAPOLIS, MN 55404
CONTACT: NICOLE DALY
612-843-2490

ENGINEER / LANDSCAPE ARCHITECT:

CIVIL SITE GROUP
4931 W 35TH STREET
SUITE 200
ST LOUIS PARK, MN 55416
612-615-0060

SURVEYOR:

CIVIL SITE GROUP
4931 W 35TH STREET
SUITE 200
ST LOUIS PARK, MN 55416
CONTACT: RORY SYNSTELIEN
612-615-0060



Know what's below.
Call before you dig.

1316 7TH ST. SE

MINNEAPOLIS, MN 5414

NORTH BAY COMPANIES

2316 4TH AVE. S., MINNEAPOLIS, MN 55404

PROJECT

I HEREBY CERTIFY THAT THIS PLAN,
SPECIFICATION, OR REPORT WAS
PREPARED BY ME OR UNDER MY DIRECT
SUPERVISION AND THAT I AM A DULY
LICENSED PROFESSIONAL ENGINEER
UNDER THE LAWS OF THE STATE OF
MINNESOTA.

Matthew R. Pavlek
DATE: 10/05/20 LICENSE NO. 44263

ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
08/21/20	FOR SUBMITTAL
10/05/20	LAND USE APPLICATION

DRAWN BY: KB, WB REVIEWED BY: PS
PROJECT NUMBER: 19415

REVISION SUMMARY

DATE	DESCRIPTION

TITLE SHEET

C0.0

PRELIMINARY:
NOT FOR
CONSTRUCTION

MINNEAPOLIS, MN 55414

2316 4TH AVE. S., MINNEAPOLIS, MN 55404

PROJECT

I HEREBY CERTIFY THAT THIS PLAN,
SPECIFICATION, OR REPORT WAS
PREPARED BY ME OR UNDER MY DIRECT
SUPERVISION AND THAT I AM A DULY
LICENSED PROFESSIONAL ENGINEER
UNDER THE LAWS OF THE STATE OF
MINNESOTA.


Matthew R. Pavек
DATE 10/05/20 LICENSE NO. 44263

ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
08/21/20	PDR SUBMITTAL
10/05/20	LAND USE APPLICATION

[illegible]

DRAWN BY: KB, WB REVIEWED BY: PS
PROJECT NUMBER: 19415

REVISION SUMMARY	
DATE	DESCRIPTION
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REMOVALS PLAN

© COPYRIGHT 2020 CIVIL SITE GROUP INC.



1. ALL EXISTING AND PROPOSED UNDERGROUND PUBLIC UTILITIES (WATER, SANITARY, AND STORM DRAIN) SHALL BE SHOWN ON THE SITE PLAN WITH CORRESPONDING PIPE SIZES AND TYPES. FOR PUBLIC WATERMAIN INFRASTRUCTURE RECORDS CALL (612)673-2885. ANY EXISTING WATER SERVICE CONNECTIONS TO THE SITE SHALL BE NOTED ON THE PLANS FOR REMOVAL, AND SHALL BE REMOVED PER THE REQUIREMENTS OF THE UTILITY CONNECTIONS DEPARTMENT BEFORE ANY NEW SERVICES LINES CAN BE INSTALLED. CALL (612)673-2451 FOR MORE INFORMATION.
2. ANY EXISTING CONCRETE INFRASTRUCTURE IN THE PUBLIC RIGHT OF WAY, INCLUDING BUT NOT LIMITED TO PUBLIC SIDEWALKS, CURB AND GUTTER, AND ADA PEDESTRIAN RAMPS, THAT IS EITHER CURRENTLY DEFECTIVE OR THAT IS DAMAGED DURING THE TIME OF SITE RE-DEVELOPMENT, MUST BE REMOVED AND REPLACED AT THE TIME OF SITE RE-DEVELOPMENT.

EROSION CONTROL NOTES:

SEE SWPPP ON SHEETS SW1.0 - SW1.3

OWNER INFORMATION

OWNER: NORTH BAY
2316 4TH AVENUE SOUTH
MINNEAPOLIS, MN 55404

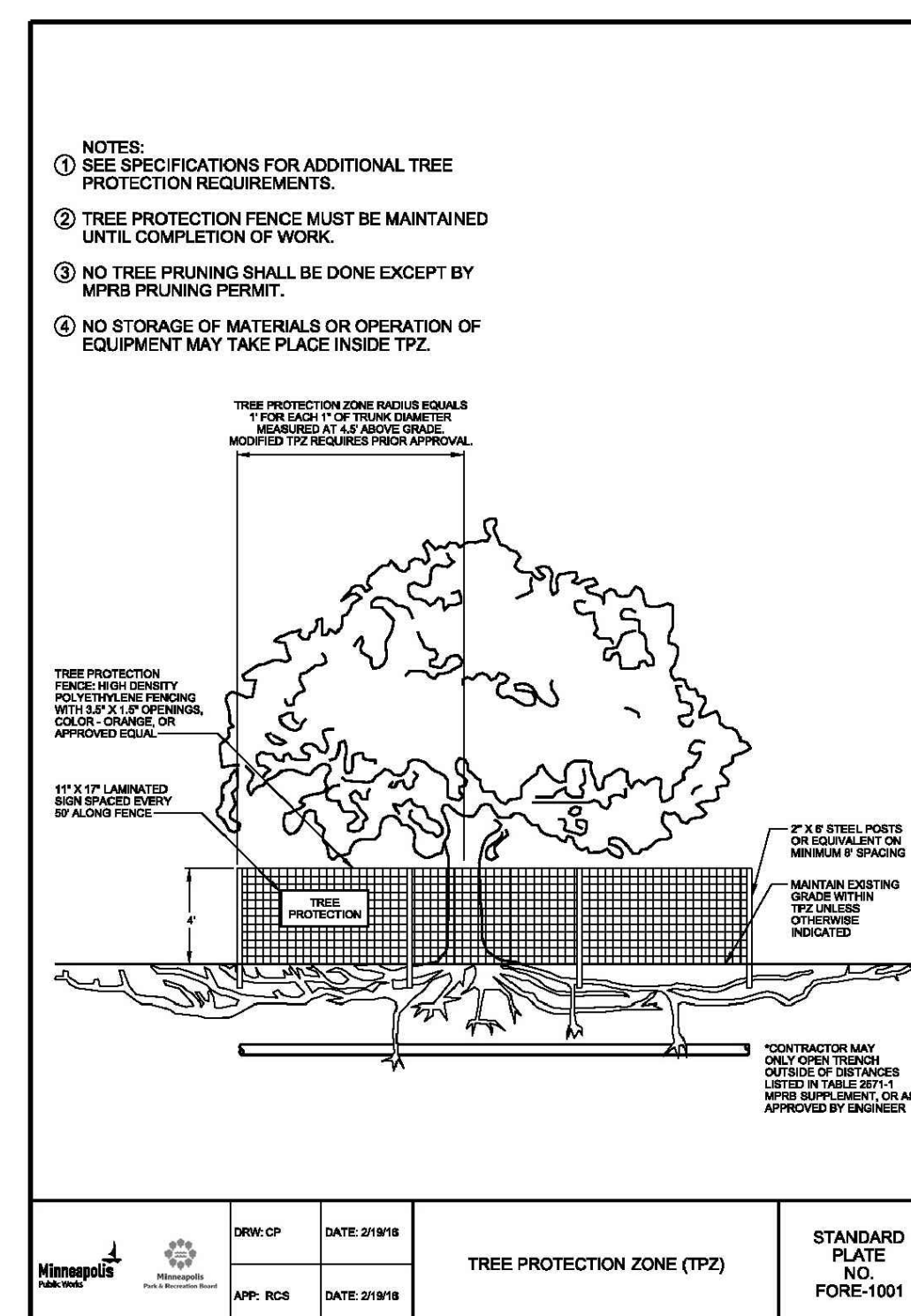
OWNER, DEVELOPER, CONTRACTOR SIGNED STATEMENT

ALL CLEARING, GRADING, CONSTRUCTION OR DEVELOPMENT WILL BE DONE PURSUANT TO THE PLAN, SIGNED BY PARTIES BELOW:

OWNER:

DEVELOPER:

CONTRACTOR:

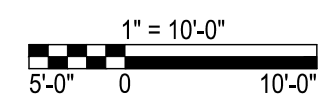


REMOVALS LEGEND:

- | | |
|------|---|
| 1125 | EX. 1' CONTOUR ELEVATION INTERVAL |
| | REMOVAL OF PAVEMENT AND ALL BASE MATERIAL, INCLUDING BIT, CONC., AND GRAVEL PAVMTS. |
| | REMOVAL OF STRUCTURE INCLUDING ALL FOOTINGS AND FOUNDATIONS. |
| | REMOVE CURB AND GUTTER. IF IN RIGHT-OF-WAY, COORDINATE WITH LOCAL GOVERNING UNIT. |
| | TREE PROTECTION |
| | TREE REMOVAL - INCLUDING ROOTS AND STUMPS |



Know what's below.
Call before you dig.





PROJECT

1316 7TH ST. SE
MINNEAPOLIS, MN 5414

NORTH BAY COMPANIES
2316 4TH AVE. S., MINNEAPOLIS, MN 55404


Patrick J. Bontek

DATE 10/05/20 LICENSE NO. 28808

ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
08/21/20	PDR SUBMITTAL
10/05/20	LAND USE APPLICATION

A blank coordinate plane with a horizontal x-axis and a vertical y-axis intersecting at the origin. The axes are represented by thin black lines.

A blank coordinate plane with a horizontal x-axis and a vertical y-axis intersecting at the origin. The axes are labeled with 'x' and 'y' at their positive ends. There are tick marks on both axes, but no numerical values are provided. The grid lines are light gray.

[illegible]

A blank coordinate plane with a horizontal x-axis and a vertical y-axis intersecting at the origin. The axes are represented by thin black lines.

[illegible]

DRAWN BY: KB, WB REVIEWED BY: DS

PROJECT NUMBER: 19415

REVISION SUMMARY

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	GRADING PLAN
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GRADING PLAN

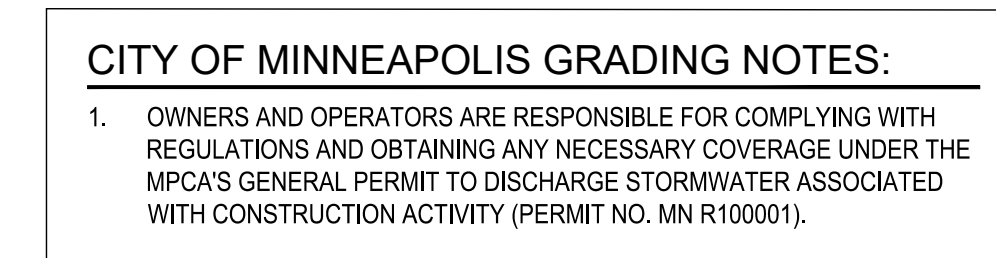
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SEE SWPPP ON SHEETS SW1.0 - SW1.3

THERE ARE NO KNOWN NON-STORM WATER DISCHARGES ON THE EXISTING SITE AND NONE ARE PROPOSED AS PART OF THIS DEVELOPMENT.

THIS PROJECT DOES NOT PROPOSE ANY PERMANENT GROUNDWATER DISCHARGE TO THE STORM WATER SYSTEM.

ALL CLEARING, GRADING, CONSTRUCTION OR DEVELOPMENT WILL BE DONE
PURSUANT TO THE PLAN. SIGNED BY PARTIES BELOW:

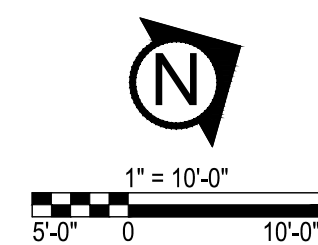
OWNER: _____

DEVELOPER:

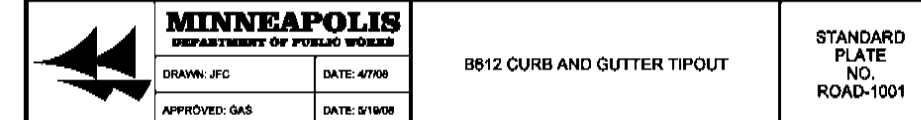
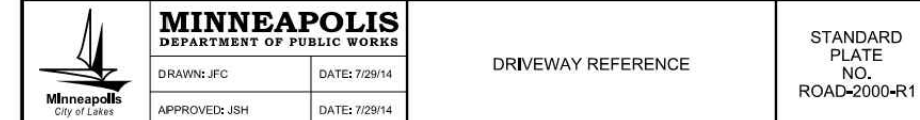
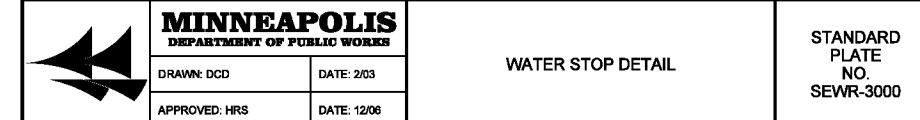
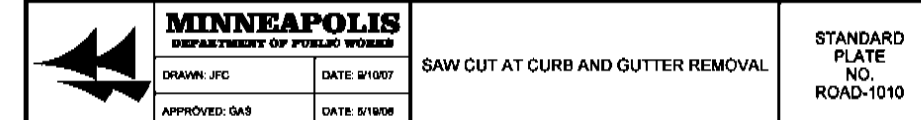
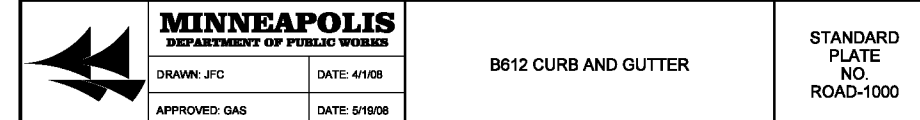
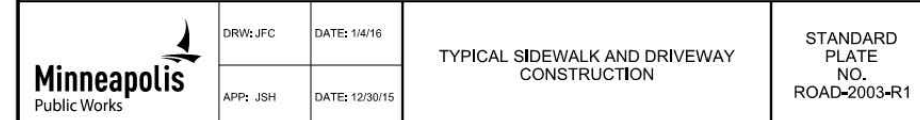
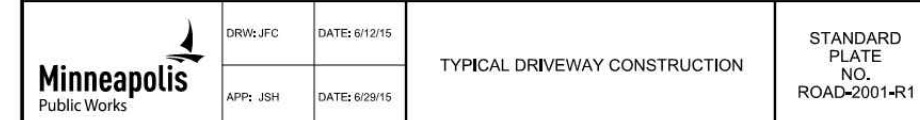
CONTRACTOR: _____

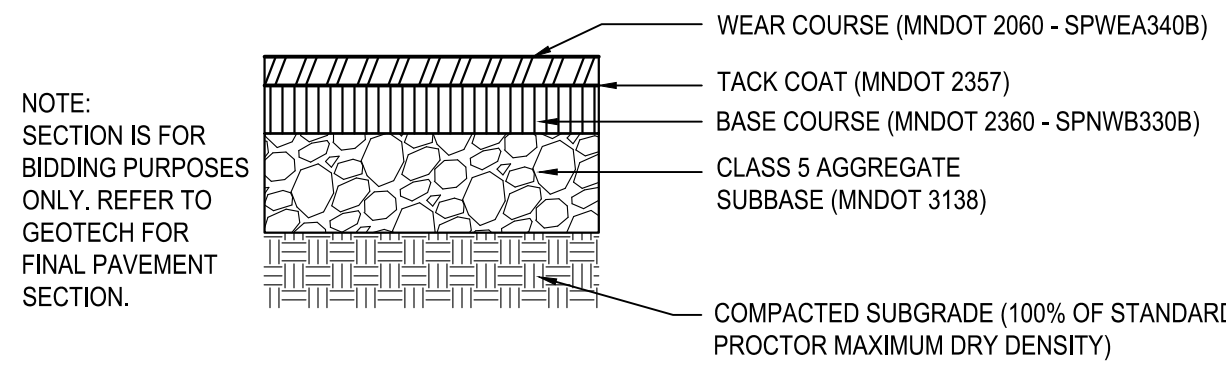
1. SEE SITE PLAN FOR HORIZONTAL LAYOUT & GENERAL GRADING NOTES.
2. THE CONTRACTOR SHALL COMPLETE THE SITE GRADING CONSTRUCTION (INCLUDING BUT NOT LIMITED TO SITE PREPARATION, SOIL CORRECTION, EXCAVATION, EMBANKMENT, ETC.) IN ACCORDANCE WITH THE REQUIREMENTS OF THE OWNER'S SOILS ENGINEER. ALL SOIL TESTING SHALL BE COMPLETED BY THE OWNER'S SOILS ENGINEER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL REQUIRED SOIL TESTS AND INSPECTIONS WITH THE SOILS ENGINEER.
3. ANY ELEMENTS OF AN EARTH RETENTION SYSTEM AND RELATED EXCAVATIONS THAT FALL WITHIN THE PUBLIC RIGHT OF WAY WILL REQUIRE A "RIGHT OF WAY EXCAVATION PERMIT". CONTRACTOR IS RESPONSIBLE FOR ACQUIRING THIS PERMIT PRIOR TO CONSTRUCTION IF APPLICABLE.
4. ALL EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE. CONTACT "GOPHER STATE ONE CALL" (651-454-0002 OR 800-252-1166) FOR UTILITY LOCATIONS, 48 HOURS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL REPAIR OR REPLACE ANY UTILITIES THAT ARE DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.
4. GRADING AND EXCAVATION ACTIVITIES SHALL BE PERFORMED IN ACCORDANCE WITH THE NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT REQUIREMENTS & PERMIT REQUIREMENTS OF THE CITY.
4. PROPOSED SPOT GRADES ARE FLOW-LINE FINISHED GRADE ELEVATIONS, UNLESS OTHERWISE NOTED.
5. GRADES OF WALKS SHALL BE INSTALLED WITH 5% MAX. LONGITUDINAL SLOPE AND 1% MIN. AND 2% MAX. CROSS SLOPE, UNLESS OTHERWISE NOTED.
6. PROPOSED SLOPES SHALL NOT EXCEED 3:1 UNLESS INDICATED OTHERWISE ON THE DRAWINGS. MAXIMUM SLOPES IN MAINTAINED AREAS IS 4:1
7. PROPOSED RETAINING WALLS, FREESTANDING WALLS, OR COMBINATION OF WALL TYPES GREATER THAN 4' IN HEIGHT SHALL BE DESIGNED AND ENGINEERED BY A REGISTERED RETAINING WALL ENGINEER. DESIGN DRAWINGS SHALL BE SUBMITTED FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTENANCE OF GRADE STAKES THROUGHOUT THE DURATION OF CONSTRUCTION TO ESTABLISH PROPER GRADES. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR A FINAL FIELD CHECK OF FINISHED GRADES ACCEPTABLE TO THE ENGINEER/LANDSCAPE ARCHITECT PRIOR TO TOPSOIL AND SODDING ACTIVITIES.
9. IF EXCESS OR SHORTAGE OF SOIL MATERIAL EXISTS, THE CONTRACTOR SHALL TRANSPORT ALL EXCESS SOIL MATERIAL OFF THE SITE TO AN AREA SELECTED BY THE CONTRACTOR, OR IMPORT SUITABLE MATERIAL TO THE SITE.
10. EXCAVATE TOPSOIL FROM AREAS TO BE FURTHER EXCAVATED OR REGRADED AND STOCKPILE IN AREAS DESIGNATED ON THE SITE. THE CONTRACTOR SHALL SALVAGE ENOUGH TOPSOIL FOR RESPREADING ON THE SITE AS SPECIFIED. EXCESS TOPSOIL SHALL BE PLACED IN EMBANKMENT AREAS, OUTSIDE OF BUILDING PADS, ROADWAYS AND PARKING AREAS. THE CONTRACTOR SHALL SUBCUT CUT AREAS, WHERE TURF IS TO BE ESTABLISHED, TO A DEPTH OF 6 INCHES. RESPREAD TOPSOIL IN AREAS WHERE TURF IS TO BE ESTABLISHED TO A MINIMUM DEPTH OF 6 INCHES.
11. FINISHED GRADING SHALL BE COMPLETED. THE CONTRACTOR SHALL UNIFORMLY GRADE AREAS WITHIN LIMITS OF GRADING, INCLUDING ADJACENT TRANSITION AREAS, PROVIDE A SMOOTH FINISHED SURFACE WITHIN SPECIFIED TOLERANCES, WITH UNIFORM LEVELS OR SLOPES BETWEEN POINTS WHERE ELEVATIONS ARE SHOWN, OR BETWEEN SUCH POINTS AND EXISTING GRADES. AREAS THAT HAVE BEEN FINISH GRADED SHALL BE PROTECTED FROM SUBSEQUENT CONSTRUCTION OPERATIONS, TRAFFIC AND EROSION. REPAIR ALL AREAS THAT HAVE BECOME RUTTED BY TRAFFIC OR ERODED BY WATER OR HAS SETTLED BELOW THE CORRECT GRADE. ALL AREAS DISTURBED BY THE CONTRACTOR'S OPERATIONS SHALL BE RESTORED TO EQUAL OR BETTER THAN ORIGINAL CONDITION OR TO THE REQUIREMENTS OF THE NEW WORK.
12. PRIOR TO PLACEMENT OF THE AGGREGATE BASE, A TEST ROLL WILL BE REQUIRED ON THE STREET AND/OR PARKING AREA SUBGRADE. THE CONTRACTOR SHALL PROVIDE A LOADED TANDEM AXLE TRUCK WITH A GROSS WEIGHT OF 25 TONS. THE TEST ROLLING SHALL BE AT THE DIRECTION OF THE SOILS ENGINEER AND SHALL BE COMPLETED IN AREAS AS DIRECTED BY THE SOILS ENGINEER. THE SOILS ENGINEER SHALL DETERMINE WHICH SECTIONS OF THE STREET OR PARKING AREA ARE UNSTABLE. CORRECTION OF THE SUBGRADE SOILS SHALL BE COMPLETED IN ACCORDANCE WITH THE REQUIREMENTS OF THE SOILS ENGINEER. NO TEST ROLL SHALL OCCUR WITHIN 10' OF ANY UNDERGROUND STORM RETENTION/DETENTION SYSTEMS.
13. TOLERANCES
 - 13.1. THE BUILDING SUBGRADE FINISHED SURFACE ELEVATION SHALL NOT VARY BY MORE THAN 0.30 FOOT ABOVE, OR 0.30 FOOT BELOW, THE PRESCRIBED ELEVATION AT ANY POINT WHERE MEASUREMENT IS MADE.
 - 13.2. THE STREET OR PARKING AREA SUBGRADE FINISHED SURFACE ELEVATION SHALL NOT VARY BY MORE THAN 0.05 FOOT ABOVE, OR 0.10 FOOT BELOW, THE PRESCRIBED ELEVATION OF ANY POINT WHERE MEASUREMENT IS MADE.
 - 13.3. AREAS WHICH ARE TO RECEIVE TOPSOIL SHALL BE GRADED TO WITHIN 0.30 FOOT ABOVE OR BELOW THE REQUIRED ELEVATION, UNLESS DIRECTED OTHERWISE BY THE ENGINEER.
 - 13.4. TOPSOIL SHALL BE GRADED TO PLUS OR MINUS 1/2 INCH OF THE SPECIFIED THICKNESS.
14. MAINTENANCE
 - 14.1. THE CONTRACTOR SHALL PROTECT NEWLY GRADED AREAS FROM TRAFFIC AND EROSION, AND KEEP AREA FREE OF TRASH AND DEBRIS.
 - 14.2. CONTRACTOR SHALL REPAIR AND REESTABLISH GRADES IN SETTLED, ERODED AND RUTTED AREAS TO SPECIFIED TOLERANCES. DURING THE CONSTRUCTION, IF REQUIRED, AND DURING THE WARRANTY PERIOD, ERODED AREAS WHERE TURF IS TO BE ESTABLISHED SHALL BE RESEEDED AND MULCHED.
 - 14.3. WHERE COMPLETED COMPACTED AREAS ARE DISTURBED BY SUBSEQUENT CONSTRUCTION OPERATIONS OR ADVERSE WEATHER, CONTRACTOR SHALL SCARIFY, SURFACE, RESHAPE, AND COMPACT TO REQUIRED DENSITY PRIOR TO FURTHER CONSTRUCTION.

	<p>EX. 1" CONTOUR ELEVATION INTERVAL</p> <p>1.0' CONTOUR ELEVATION INTERVAL</p> <p>SPOT GRADE ELEVATION (GUTTER/FLOW LINE UNLESS OTHERWISE NOTED)</p> <p>SPOT GRADE ELEVATION GUTTER</p> <p>SPOT GRADE ELEVATION TOP OF CURB</p> <p>SPOT GRADE ELEVATION BOTTOM OF STAIRS/TOP OF STAIRS</p> <p>SPOT GRADE ELEVATION MATCH EXISTING</p> <p>GRADE BREAK - HIGH POINTS</p> <p>CURB AND GUTTER (T.O = TIP OUT)</p> <p>EMERGENCY OVERFLOW</p>
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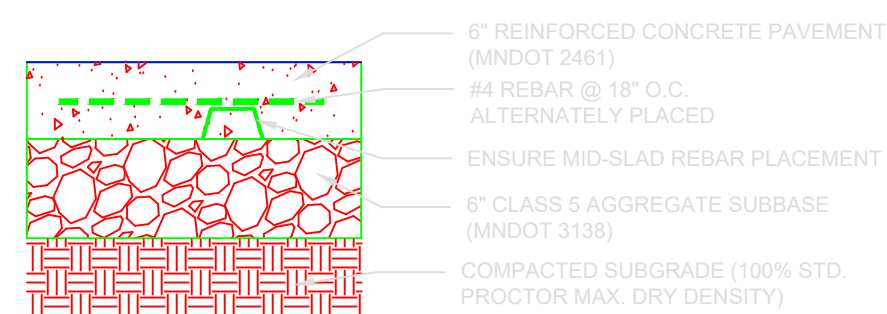
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1 LIGHT DUTY BITUMINOUS PAVEMENT

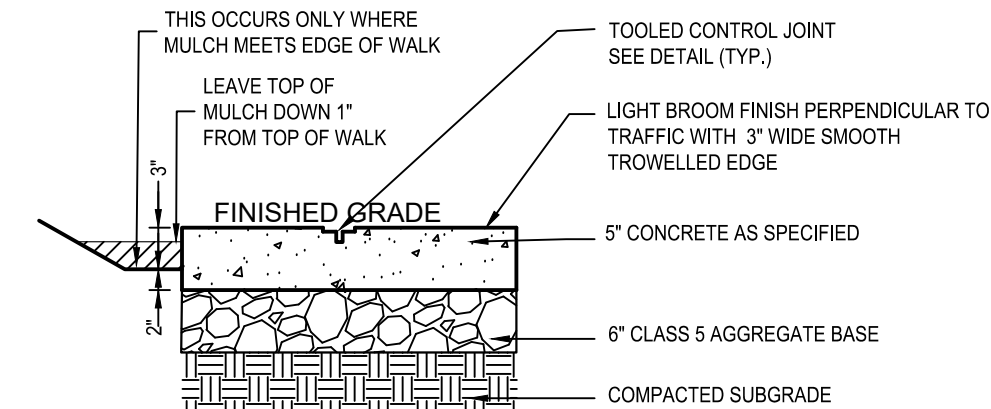
NTS



NOTES:
1. SEE GEO-TECHNICAL REPORT FOR BASE RECOMMENDATIONS.
2. INSTALLATION SHALL BE IN ACCORDANCE TO A CERTIFIED, ON-SITE M.A.P.A. TECHNICIAN AS SPECIFIED.

2 REINFORCED CONCRETE PAVEMENT

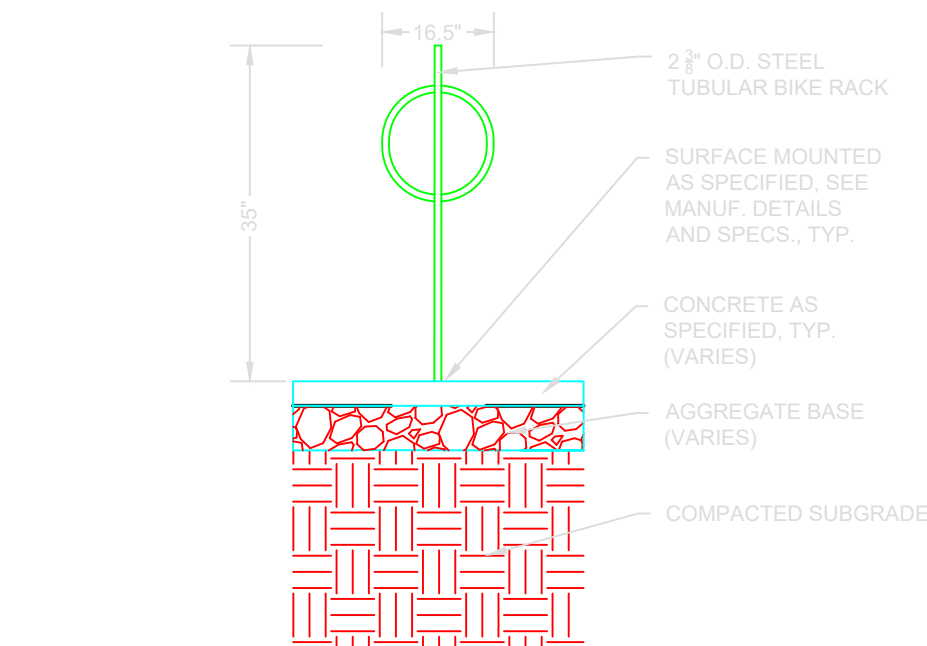
NTS



NOTES:
1. INSTALLATION SHALL BE CERTIFIED AND IN ACCORDANCE TO AN ON-SITE A.C.I. TECHNICIAN AS SPECIFIED.
2. SEE GEO-TECHNICAL RECOMMENDATIONS FOR GROSS WEIGHT REQUIREMENTS.
3. SEE LAYOUT DRAWINGS FOR LIMITS OF WALKS.
4. SEE CONCRETE JOINT DETAIL FOR REQUIREMENTS.
5. 1/2\"/>

3 CONCRETE WALK/PAD

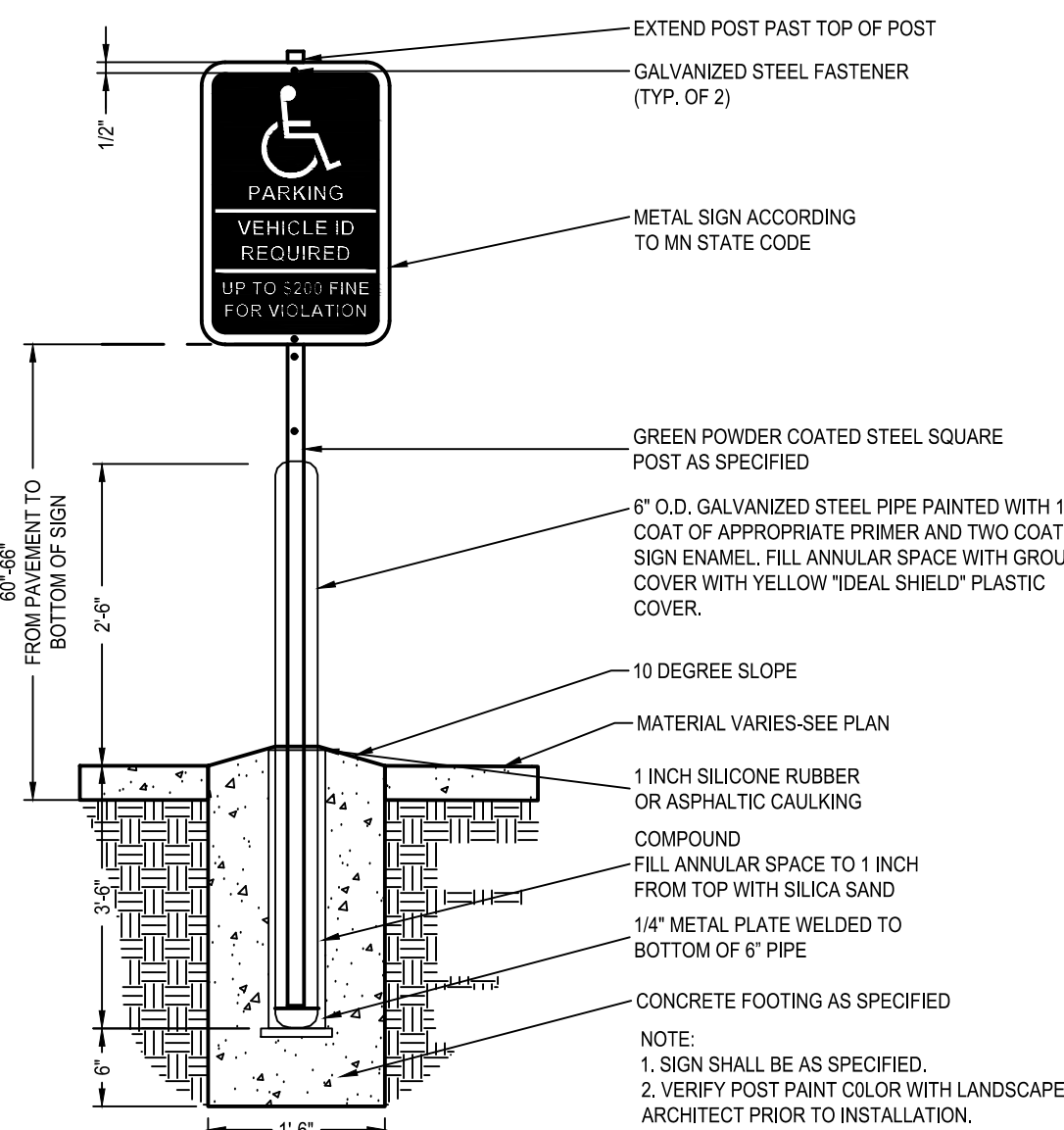
NTS (PRIVATE PROPERTY)



NOTES:
1. SEE GEO-TECHNICAL REPORT FOR FOOTING AND BASE MATERIAL RECOMMENDATIONS.
2. SUBMIT SHOP DRAWINGS AND FINISH COLOR SAMPLES TO THE LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO FABRICATION.
3. COORDINATE INSTALLATION OF SLEEVES AND APPURTENANCES WITH THE MANUFACTURERS RECOMMENDATIONS.

4 BICYCLE RACK - HITCHING POST STYLE

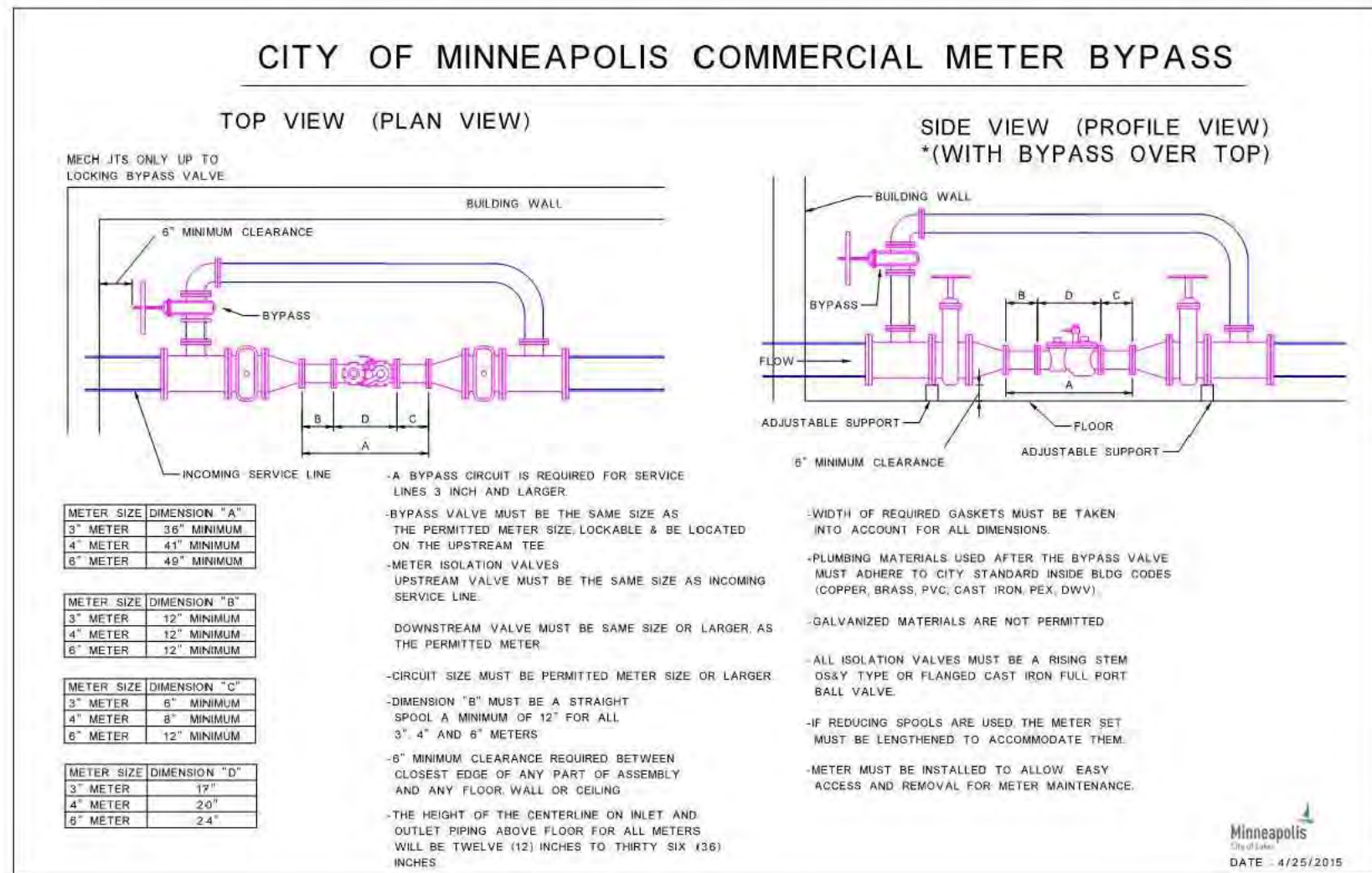
NTS



NOTE:
1. SIGN SHALL BE AS SPECIFIED.
2. VERIFY POST PAINT COLOR WITH LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.

5 ACCESSIBLE SIGN AND POST

NTS



CIRCULAR CONCRETE PIPE HEIGHT OF BACKFILL IN FEET FOR CLASS C BEDDING MEASURED AT TOP OF PIPE IN FEET, 120 PCF SOIL DENSITY											
PIPE CLASS	CLASS II	CLASS III	CLASS IV	CLASS V	CLASS VI	CLASS VII	CLASS VIII	CLASS IX	CLASS X	CLASS XI	CLASS XII
PIPE DIA. (IN.)	N	W	N	W	N	W	N	W	N	W	N
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96	9	9	13	11	20	15	34	22			
102	9	9	13	11	20	16	34	22			
108	9	9	13	12	20	16	34	22			

N = NARROW TRENCH: MINIMUM WIDTH
W = WIDE TRENCH: TRANSITION WIDTH
PIPE DIA. (IN.) = INSIDE DIAMETER IN CHART

CLASS C (ORDINARY BEDDING)
CLASS C BEDDING CONSISTS OF CAREFULLY SHAPING THE FOUNDATION SOIL TO FIT THE LOWER EXTERIOR OF THE PIPE TO A DEPTH OF AT LEAST 15% OF THE OUTSIDE DIAMETER FOR CIRCULAR PIPES, AND AT LEAST EQUAL TO 1/2 OF THE HEIGHT OF ARCH PIPE. ADDITIONAL CONSIDERATION FOR BELL END PIPE USED. THE BEDDING MUST BE EXCAVATED TO ACCEPT THE BELL END SO THAT THE PIPE IS SUPPORTED ALONG ITS FULL LENGTH AND NOT JUST AT THE BELL.

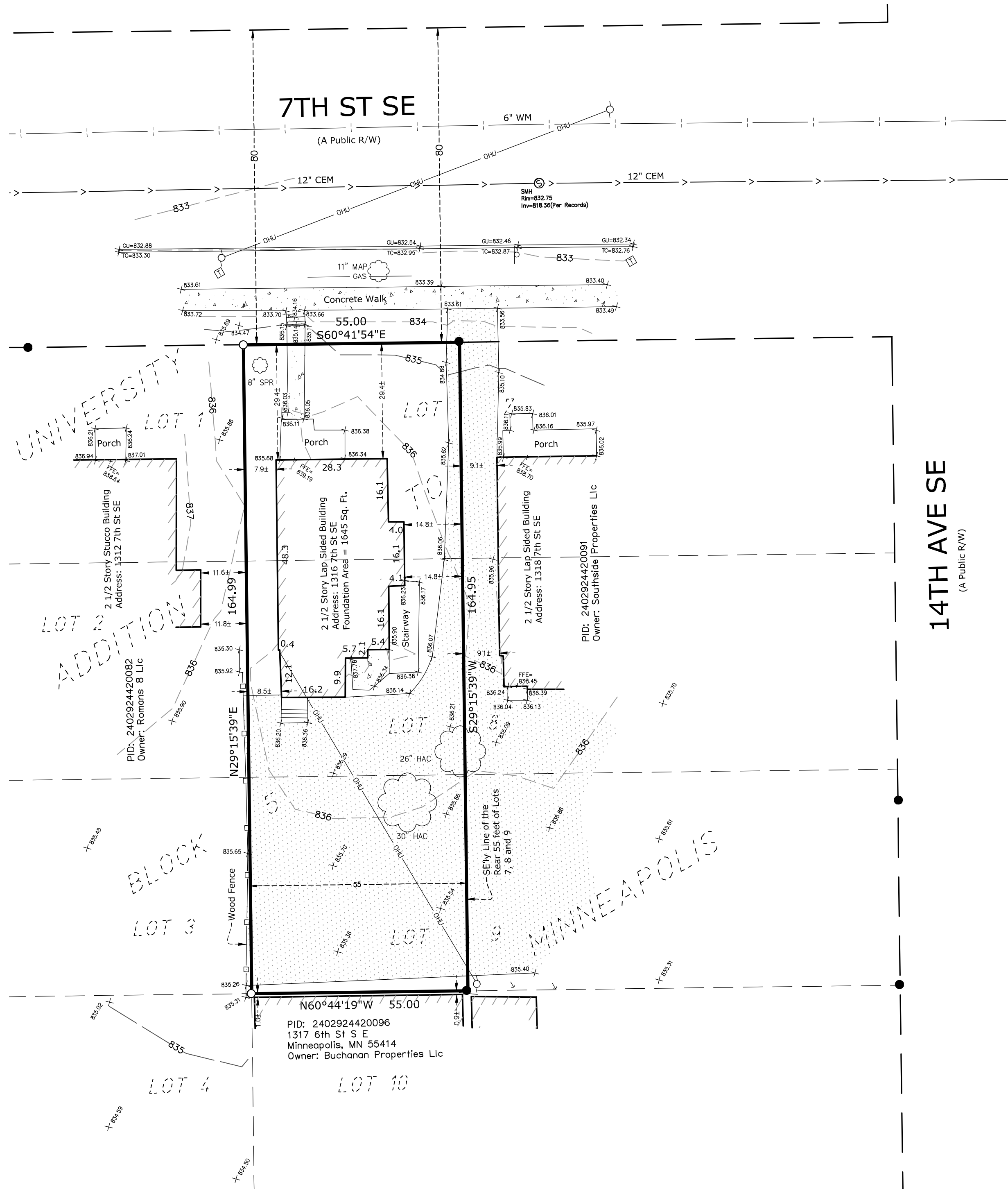
PIPE DIA. (IN.)	B
36 OR LESS	D + 24"
42 TO 54	1.5 x D
60 OR OVER	D + 36

MINNEAPOLIS DESIGN REFERENCE
MNDOT DRAINAGE MANUAL
SECTION 2.5, AUGUST 30, 2000
FIG. 2.3 CLASS C BEDDING FOR TRENCH CONDITIONS
NOT TO SCALE

MINNEAPOLIS
DEPARTMENT OF PUBLIC WORKS

CLASS \"C\" BEDDING FOR TRENCH CONDITION

STANDARD PLATE NO. SEWR-6002



DESCRIPTION OF PROPERTY SURVEYED

The rear 55 feet of Lots 7, 8 and 9 University Addition to Minneapolis.

(Abstract Property)
(per Quit Claim Deed Doc. No. A10611620)

ALTA/NSPS Land Title Survey Notes
(numbered per Table A)

- Bearings are based on the Hennepin County Coordinate System (1986 Adjustment).
- Site Address: 1316 7th St SE, Minneapolis, MN 55414.
- This property is contained in Zone X (area determined to be outside the 0.2% annual chance floodplain) per Flood Insurance Rate Map, Community Panel No. 27053C0376F, effective date of November 4, 2016.
- The Gross land area is 9,073 +/- square feet or 0.208 +/- acres.
- Elevations are based on the NGVD 29 Datum. Site Benchmark is the top nut hydrant located in the northeast quadrant of 7th St SE and 13th Ave SE, having an elevation of 837.65 feet. As shown hereon.
- The current Zoning for the subject property was not provided.
- Please note that the general restrictions for the subject property may have been amended through a city process. We could be unaware of such amendments if they are not in a recorded document provided to us. We recommend that a zoning letter be obtained from the Zoning Administrator for the current restrictions for this site.
- The number of parking stalls on this site was not determined as snow and ice conditions limited visibility of striping.
- We have shown the location of utilities to the best of our ability based on observed evidence together with evidence from the following sources: plans obtained from utility companies, plans provided by client, markings by utility companies and other appropriate sources. We have used this information to develop a view of the underground utilities for this site. However, lacking excavation, the exact location of underground features cannot be accurately, completely and reliably depicted. Where additional or more detailed information is required, the client is advised that excavation may be necessary. Also, please note that seasonal conditions may inhibit our ability to visibly observe all the utilities located on the subject property.
- The names of the adjoining owners of the platted lands, as shown hereon, are based on information obtained from Hennepin County GIS.

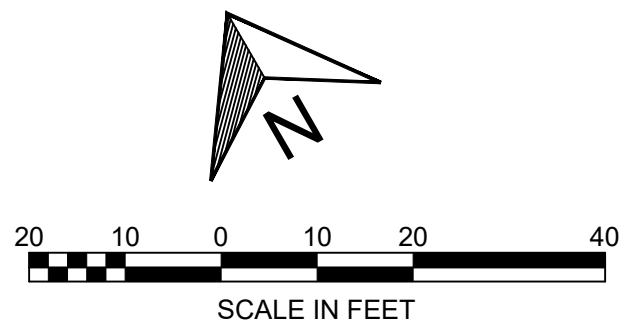
SURVEY REPORT

- This map and report was prepared without the benefit of a Commitment for Title Insurance. The property descriptions hereon per Quit Claim Deed Doc. No. A10611620 obtained from the Hennepin County Record Ease website and may or may not be the latest description of record. There may be easements or other matters of record that we are unaware of and thus not shown hereon.
- Please note we have researched the legal description for the subject property and the adjoining property to the southeast. We have found that it may create a conflict with the location of the southeast line as shown hereon. This conflict may create a gap or overlap with the southeasterly and adjoining property. Client counsel may wish to pursue this matter further so as to clear up any ambiguity for the location of the southeasterly line of the subject property.

ALTA CERTIFICATION

To: North Bay Companies:
This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6, 8, 9, 11, and 13 of Table A thereof. The field work was completed on 12-16-2019. Dated this 3rd day of January, 2020.

Rory L. Synstallen
rory@civilsitegroup.com
Minnesota License No. 44565



Linetype & Symbol Legend

— F0 —	FIBER OPTIC	— SIGN	AIR CONDITIONER
— GAS —	GASMAIN	⊙ UTILITY MANHOLE	⊙ BOLLARD
— WATERMAIN		⊙ SANITARY MANHOLE	⊙ ELECTRIC MANHOLE
— SANITARY SEWER		⊙ STORM MANHOLE	⊙ FLAG POLE
— STORM SEWER		⊙ CATCH BASIN	⊙ FLARED END SECTION
— OHU —	OVERHEAD UTILITIES	⊙ ROOF DRAIN	⊙ GAS VALVE
— TEL —	TELEPHONE LINE	⊙ TELEPHONE BOX	⊙ HANDICAP SYMBOL
— ELE —	ELECTRIC LINE	⊙ TELEPHONE MANHOLE	⊙ HYDRANT
— CTV —	CABLE LINE	⊙ ELECTRIC TRANSFORMER	⊙ WATER MANHOLE
— CHAINLINK FENCELINE		⊙ TRAFFIC SIGNAL	⊙ WATER VALVE
— WOODEN FENCELINE		⊙ CABLE TV BOX	⊙ POWER POLE
— GUARDRAIL		⊙ ELECTRICAL METER	⊙ GUY WIRE
CONCRETE SURFACE		⊙ GAS METER	⊙ CONIFEROUS TREE
PAVER SURFACE		● FOUND IRON MONUMENT	⊙ DECIDUOUS TREE
BITUMINOUS SURFACE		○ SET IRON MONUMENT	
GRAVEL/LANDSCAPE SURFACE		⊙ CAST IRON MONUMENT	

PROJECT
1316 7th St SE

Minneapolis, MN 55414

CLIENT
North Bay Companies

2316 4th Ave S, Minneapolis, MN 55404

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.

RORY L. SYNSTALLEN
DATE 1-3-20 LICENSE NO. 44565

QA/QC	
FIELD CREW	SW
DRAWN BY	JRW
REVIEWED BY	CJ
UPDATED BY	

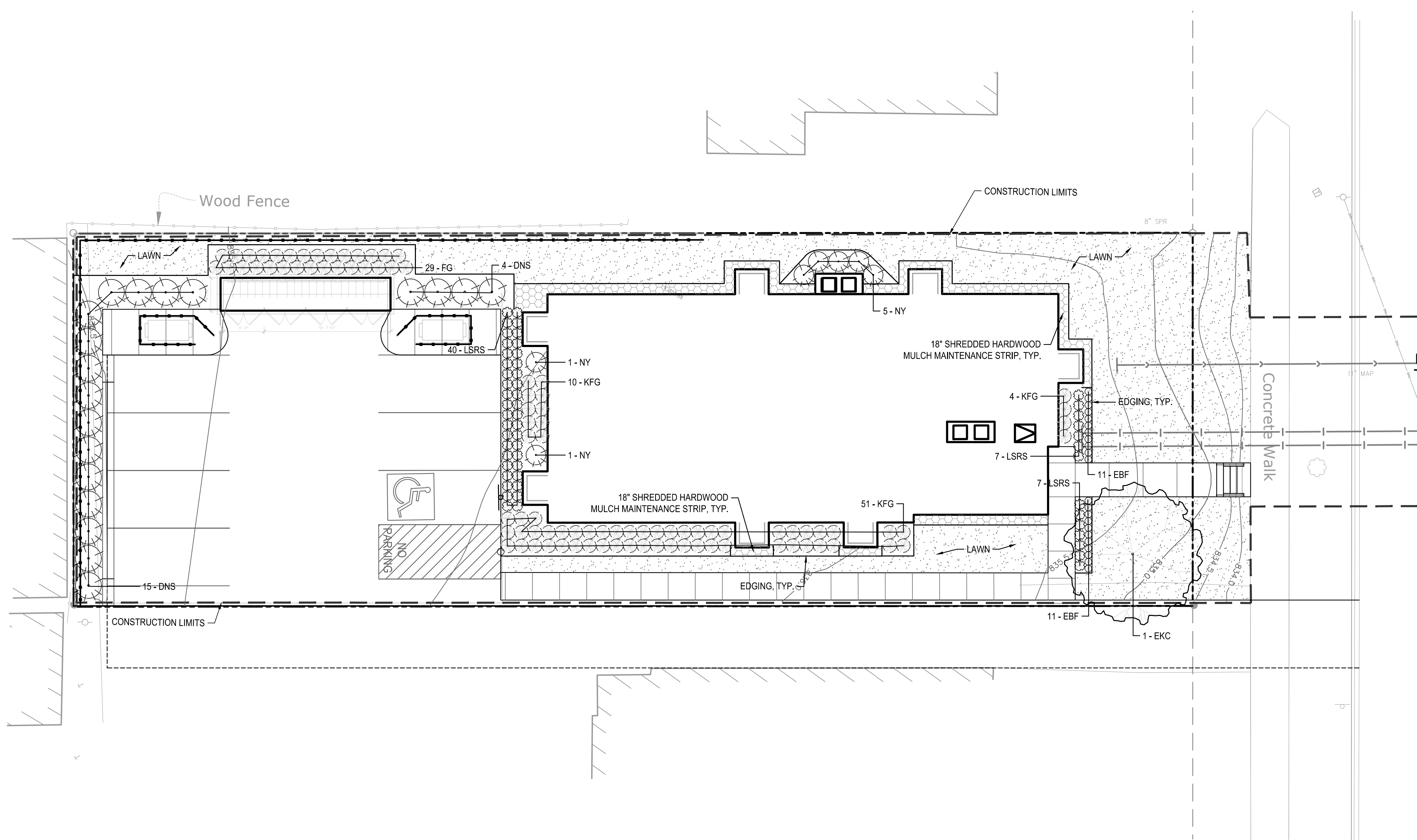


REVISION SUMMARY	
DATE	DESCRIPTION
7-30-20	Update map with additional data - SW

PROJECT NO. 19415

ALTA/NSPS LAND
TITLE SURVEY

V1.0



LANDSCAPE CALCULATIONS:

PROPOSED LANDSCAPE AREA CALCULATION: SITE AREA - BUILDING COVERAGE = OPEN SPACE				
9,075.0 SF	-	2,614.0 SF	=	6,461.0 SF
20% OF OPEN SPACE = LANDSCAPE AREA				
20% X	6,461.0 SF	=	1,292.2 SF REQUIRED	
49% X	6,461.0 SF	=	3,182.0 SF PROVIDED	
64.9%			PROPOSED IMPERVIOUS RATIO	
PROPOSED LANDSCAPE: 1 TREE/ 500 SF OF "LANDSCAPE AREA" 1,292.2 SF / 500 = 3 TREES REQUIRED SEE PLANT SCHEDULE				
1 SHRUB/100 SF OR "LANDSCAPE AREA" 1,292.2 SF / 100 = 13 SHRUBS REQUIRED SEE PLANT SCHEDULE				

LANDSCAPE NOTES:

- WHERE SHOWN, SHRUB & PERENNIAL BEDS SHALL BE MULCHED WITH 4" DEPTH (MINIMUM AFTER INSTALLATION AND/OR TOP DRESSING OPERATIONS) OF SHREDDED CEDAR MULCH.
- ALL TREES SHALL BE MULCHED WITH SHREDDED CEDAR MULCH TO OUTER EDGE OF SAUCER OR TO EDGE OF PLANTING BED, IF APPLICABLE. ALL MULCH SHALL BE KEPT WITHIN A MINIMUM OF 2" FROM TREE TRUNK.
- IF SHOWN ON PLAN, RANDOM SIZED LIMESTONE BOULDERS COLOR AND SIZE TO COMPLIMENT NEW LANDSCAPING. OWNER TO APPROVE BOULDER SAMPLES PRIOR TO INSTALLATION.
- PLANT MATERIALS SHALL CONFORM WITH THE AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS AND SHALL BE OF HARDY STOCK, FREE FROM DISEASE, DAMAGE AND DISFIGURATION. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING PLUMPNESS OF PLANT MATERIAL FOR DURATION OF ACCEPTANCE PERIOD.
- UPON DISCOVERY OF A DISCREPANCY BETWEEN THE QUANTITY OF PLANTS SHOWN ON THE SCHEDULE AND THE QUANTITY SHOWN ON THE PLAN, THE PLAN SHALL GOVERN.
- CONDITION OF VEGETATION SHALL BE MONITORED BY THE LANDSCAPE ARCHITECT THROUGHOUT THE DURATION OF THE CONTRACT. LANDSCAPE MATERIALS PART OF THE CONTRACT SHALL BE WARRANTED FOR ONE (1) FULL GROWING SEASONS FROM SUBSTANTIAL COMPLETION DATE.
- ALL AREAS DISTURBED BY CONSTRUCTION ACTIVITIES SHALL RECEIVE 4" LAYER TOPSOIL AND SOD AS SPECIFIED UNLESS OTHERWISE NOTED ON THE DRAWINGS.
- COORDINATE LOCATION OF VEGETATION WITH UNDERGROUND AND OVERHEAD UTILITIES, LIGHTING FIXTURES, DOORS AND WINDOWS. CONTRACTOR SHALL STAKE IN THE FIELD FINAL LOCATION OF TREES AND SHRUBS FOR REVIEW AND APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- ALL PLANT MATERIALS SHALL BE WATERED AND MAINTAINED UNTIL ACCEPTANCE.
- REPAIR AT NO COST TO OWNER ALL DAMAGE RESULTING FROM LANDSCAPE CONTRACTOR'S ACTIVITIES.
- SWEEP AND MAINTAIN ALL PAVED SURFACES FREE OF DEBRIS GENERATED FROM LANDSCAPE CONTRACTOR'S ACTIVITIES.
- REPAIR AT NO COST TO THE OWNER IRRIGATION SYSTEM DAMAGED FROM LANDSCAPE CONSTRUCTION ACTIVITIES.
- PROVIDE SITE WIDE IRRIGATION SYSTEM DESIGN AND INSTALLATION. SYSTEM SHALL BE FULLY PROGRAMMABLE AND CAPABLE OF ALTERNATE DATE WATERING. THE SYSTEM SHALL PROVIDE HEAD TO HEAD OR DRIP COVERAGE AND BE CAPABLE OF DELIVERING ONE INCH OF PRECIPITATION PER WEEK. SYSTEM SHALL EXTEND INTO THE PUBLIC RIGHT-OF-WAY TO THE EDGE OF PAVEMENT/BACK OF CURB.
- CONTRACTOR SHALL SECURE APPROVAL OF PROPOSED IRRIGATION SYSTEM INCLUDING PRICING FROM OWNER, PRIOR TO INSTALLATION.

CITY OF MINNEAPOLIS SITE SPECIFIC LANDSCAPE NOTES:

- ALL PROPOSED TREES IN THE PUBLIC RIGHT-OF-WAY ARE SUBJECT TO THE REVIEW AND APPROVAL OF THE MINNEAPOLIS PARK BOARD, PLEASE CONTACT CRAIG PINKALLA AT (612) 499-9233 TO DISCUSS TREE SPECIES SELECTION, PLANTING METHOD, SPACING AND LOCATIONS. TREE PLANTING DETAILS SHALL BE INCLUDED IN THE PLANS. FOR ALL TREES PROPOSED IN "HARDSCAPE ENVIRONMENTS" WITHIN THE PUBLIC RIGHT-OF- WAY, THE APPLICANT SHALL PROVIDE ENGINEERED/STRUCTURED SOIL IN THE FORM OF A TREE TRENCH OR TREE PIT FOR ALL PROPOSED STREET TREES. LANDSCAPING IN THE PUBLIC RIGHT-OF-WAY SHALL FOLLOW ESTABLISHED DESIGN STANDARDS IN ACCORDANCE WITH THE CITY OF MINNEAPOLIS STANDARD SUPPLEMENTAL SPECIFICATIONS FOR CONSTRUCTION CURRENT EDITION AND ITS ATTACHMENTS (REFER TO THE FOLLOWING: [HTTP://WWW.MINNEAPOLISMN.GOV/PUBLICWORKS/PLATES/INDEX.HTM](http://www.minneapolismn.gov/publicworks/plates/index.htm)).
- CONTRACTOR SHALL CERTIFY, THROUGH SUPPLIERS POLICY STATEMENT OR AFFIDAVIT, THAT NO NEONICOTINOID BASED INSECTICIDES HAVE BEEN USED ON SITE OR DIRECTLY ADJACENT TO THE GROWING OR STORAGE PLOTS OF THE SUPPLIED PLANT MATERIAL, INCLUDING THE PLANTING OF AGRICULTURAL (OR OTHER) SEED TREATED WITH NEONICS..

POLLINATOR SAFE PLANT MATERIAL:

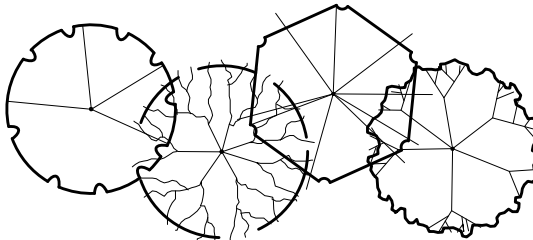
- THE CONTRACTOR SHALL PROVIDE ONLY PLANT MATERIAL FREE OF NEONICOTINOID BASED INSECTICIDES AND/OR TREATMENTS OF ANY KIND, INCLUDING BY NOT LIMITED TO IMIDACLOPRID (CONFIDOR, ADMIRE, GAUCHO, ADVOCATE), THIAMETHOXAM (ACTARA, PLATINUM, CRUISER), CLOTHIANIDIN (PONCHO, DANTOSU, DANTOP), ACETAMIPRID (MOSPILAN, ASSAIL, CHIPCOTRISTAR), THIACLOPRID (CALYPSO), DINOTEFURAN (STARKLE, SAFARI, VENOM), AND NITENPYRAM (CAPSTAR, GUARDIAN).
- CONTRACTOR SHALL CERTIFY, THROUGH SUPPLIERS POLICY STATEMENT OR AFFIDAVIT, THAT NO NEONICOTINOID BASED INSECTICIDES HAVE BEEN USED ON SITE OR DIRECTLY ADJACENT TO THE GROWING OR STORAGE PLOTS OF THE SUPPLIED PLANT MATERIAL, INCLUDING THE PLANTING OF AGRICULTURAL (OR OTHER) SEED TREATED WITH NEONICS..

PLANT SCHEDULE - ENTIRE SITE

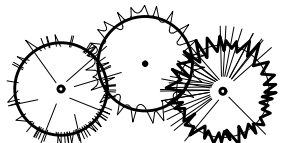
	SYM	QUANT.	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	POLLINATOR FRIENDLY	NATIVE	COMMENTS
TREES 1 ON-SITE	DECIDUOUS TREES								
	EKC	1	ESPRESSO KENTUCKY COFFEETREE	Gymnocladus dioicus 'Espresso'	2.5" CAL.	B&B		X	STRAIGHT LEADER, FULL FORM
SHRUBS 26 ON-SITE	SHRUBS - CONIFEROUS & EVERGREEN								
	DNS	19	DWARF NEST SPRUCE	Picea abies 'Pumila'	36" HT.	CONT.		X	
	NY	7	NOVA YEWE	Taxus cuspidata 'Nova'	36" HT.	CONT.			
	PERENNIALS & GRASSES								
	KFG	65	KARL FOERSTER GRASS	Calamagrostis x acutiflora 'Karl Foerster'	#1	CONT.			
	LSRS	54	LITTLE SPIRE RUSSIAN SAGE	Perovskia 'Little Spire'	#1	CONT.		X	
	EBF	22	ELIJAH BLUE FESCUE	Festuca glauca 'Elijah Blue'	#1	CONT.			
	FG	29	FLAME GRASS	Miscanthus sinensis 'Purpurascens'	#1	CONT.			

LANDSCAPE LEGEND

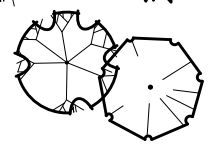
	SHREDDED CYPRESS MULCH, SAMPLES REQUIRED PROVIDE EDGING AS SHOWN ON PLAN
	LAWN - SOD
	SHREDDED HARDWOOD MULCH MAINTENANCE STRIP OVER FILTER FABRIC, SAMPLES REQUIRED. PROVIDE EDGING AS SHOWN ON PLAN



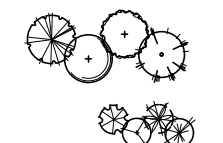
PROPOSED CANOPY TREE SYMBOLS - SEE PLANT SCHEDULE AND PLAN FOR SPECIES AND PLANTING SIZES



PROPOSED EVERGREEN TREE SYMBOLS - SEE PLANT SCHEDULE AND PLAN FOR SPECIES AND PLANTING SIZES



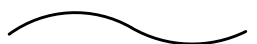
PROPOSED ORNAMENTAL TREE SYMBOLS - SEE PLANT SCHEDULE AND PLAN FOR SPECIES AND PLANTING SIZES



PROPOSED DECIDUOUS AND EVERGREEN SHRUB SYMBOLS - SEE PLANT SCHEDULE AND PLAN FOR SPECIES AND PLANTING SIZES



PROPOSED PERENNIAL PLANT SYMBOLS - SEE PLANT SCHEDULE AND PLAN FOR SPECIES AND PLANTING SIZES

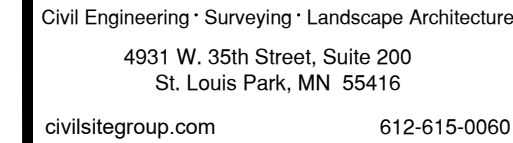


STEEL EDGING



DATE	DESCRIPTION
08/21/20	FOR SUBMITTAL
10/05/20	LAND USE APPLICATION


DATE	DESCRIPTION

[illegible]

MINNEAPOLIS, MN 55414

NORTH BAY COMPANIES
2316 4TH AVE. S., MINNEAPOLIS, MN 55404

	<p> F LI T </p>
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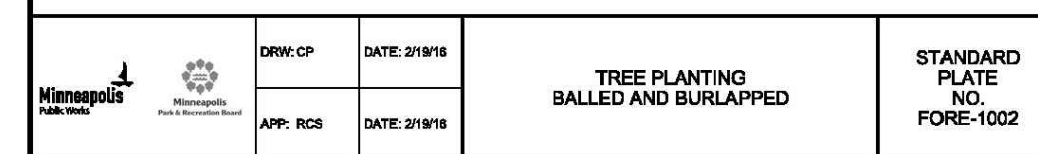
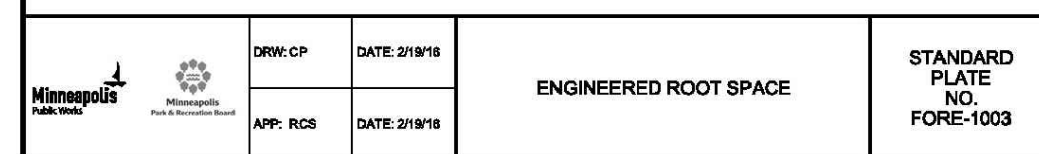

Patrick J. Sarver
DATE 10/05/20 LICENSE NO. 24904

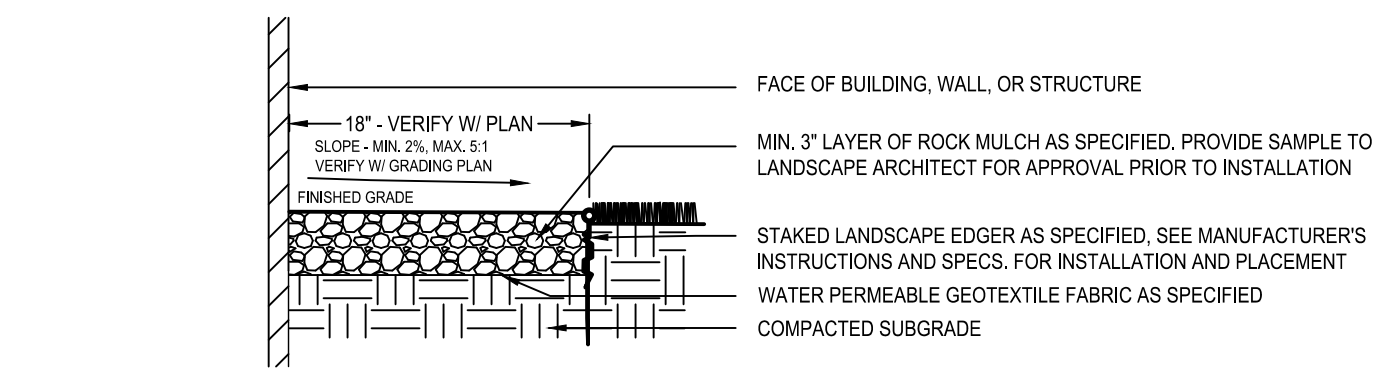
DATE	DESCRIPTION
08/21/20	PDR SUBMITTAL
10/05/20	LAND USE APPLICATION

DRAWN BY: KB, WB REVIEWED BY: PS
PROJECT NUMBER: 19415

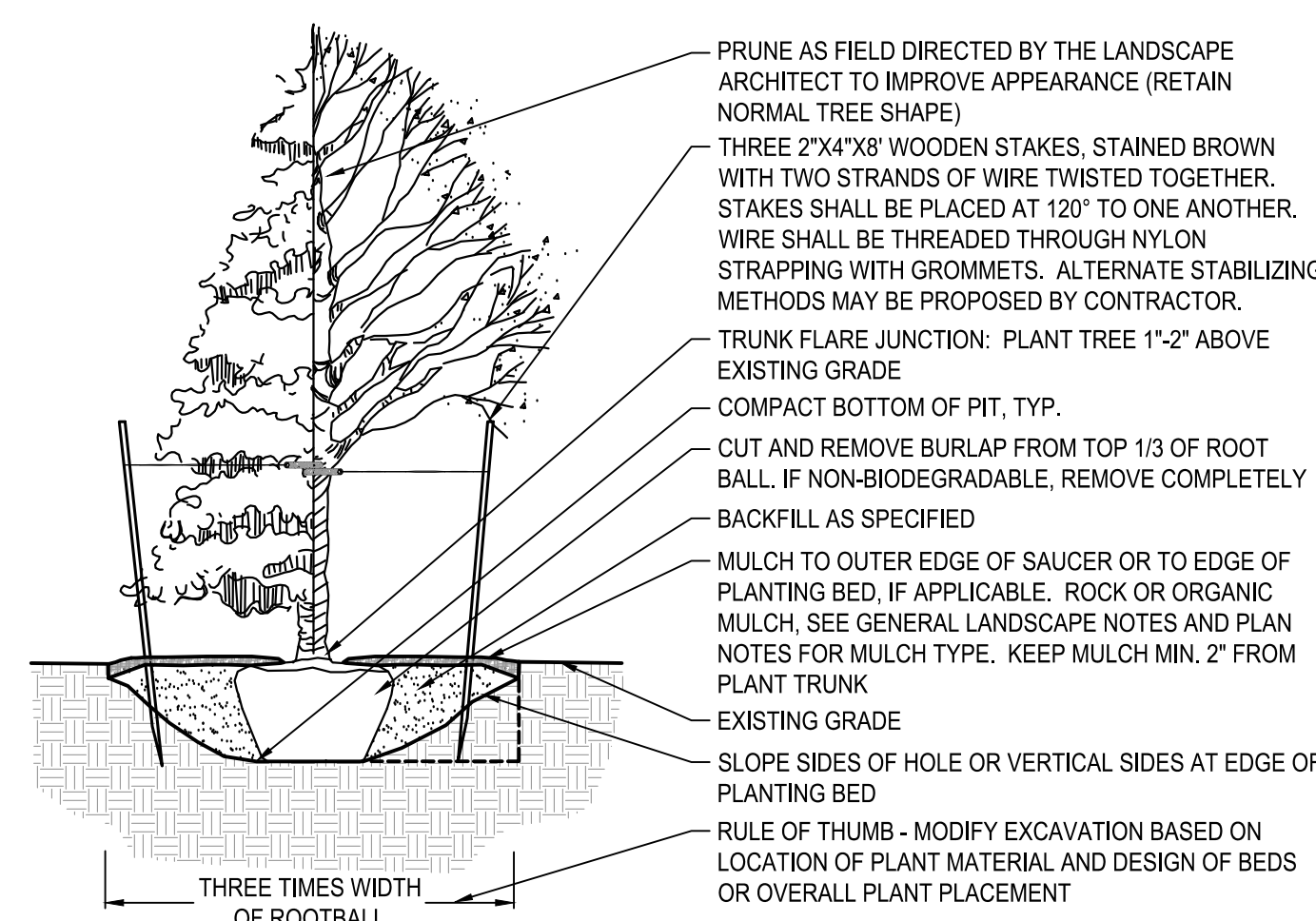
[illegible]LANDSCAPE PLAN
NOTES & DETAILS

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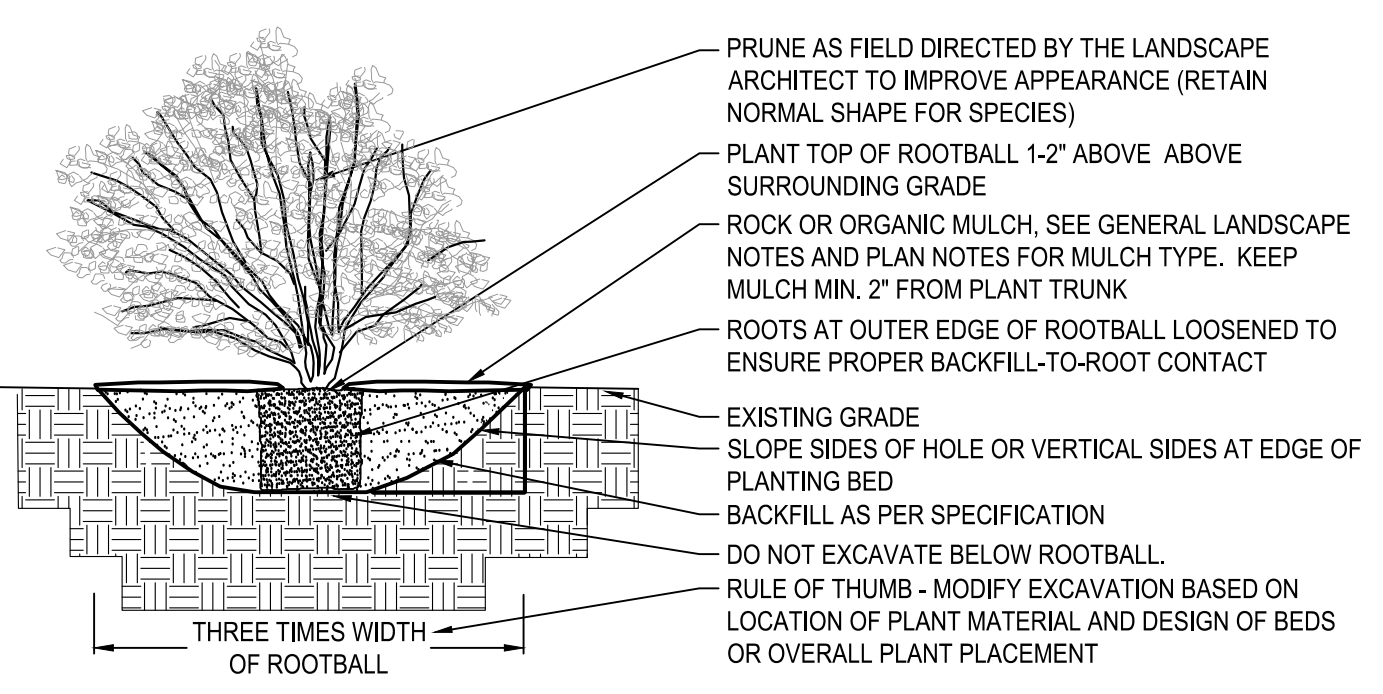




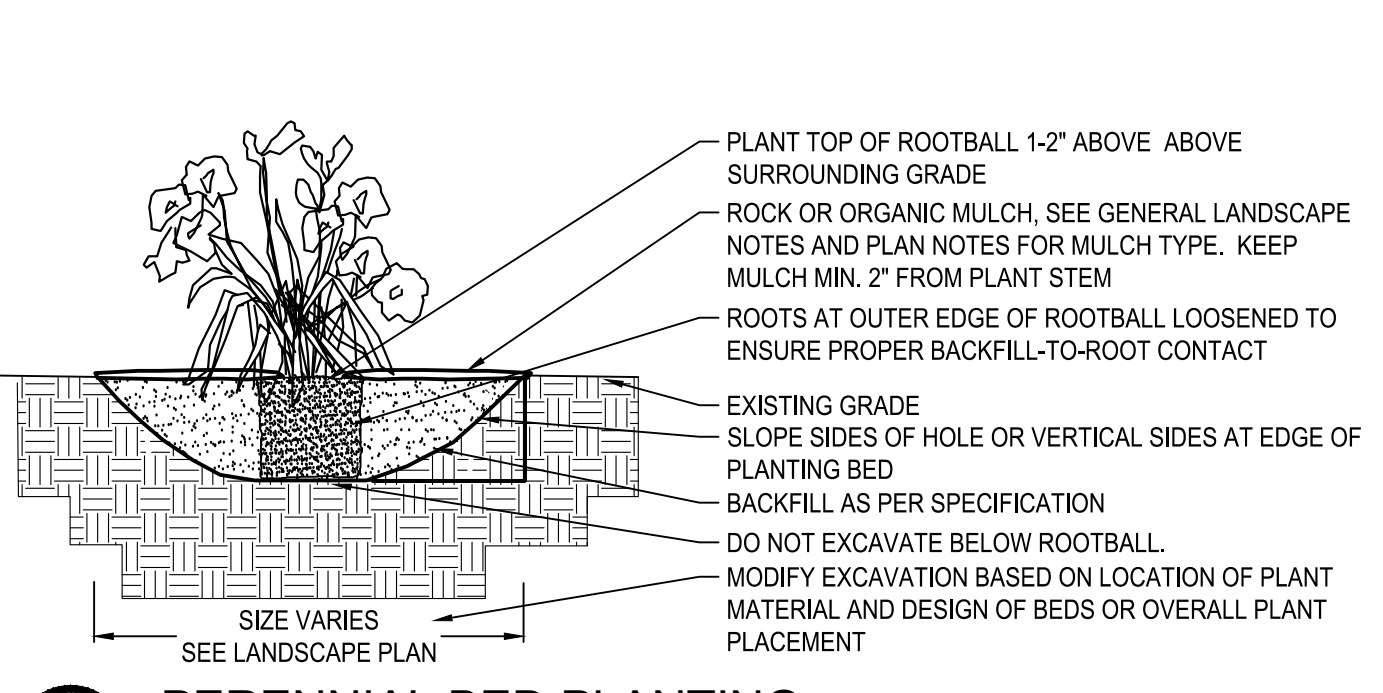
1 AGGREGATE MAINTANENCE STRIP
N T S



2 DECIDUOUS & CONIFEROUS TREE PLANTING
N T S



3 DECIDUOUS & CONIFEROUS SHRUB PLANTING
N T S



4 PERENNIAL BED PLANTING
N T S

IRRIGATION NOTES:

1. ENTIRE SITE SHALL BE FULLY IRRIGATED. THE CONTRACTOR SHALL SUBMIT IRRIGATION SHOP DRAWINGS FOR REVIEW AND APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
2. SEE MECHANICAL AND ELECTRICAL PLANS AND SPECIFICATIONS FOR IRRIGATION WATER, METER, AND POWER CONNECTIONS.
3. CONTRACTOR TO VERIFY LOCATION OF ALL UNDERGROUND/ABOVE GROUND FACILITIES PRIOR TO ANY EXCAVATION/INSTALLATION. ANY DAMAGE TO UNDERGROUND/ABOVE GROUND FACILITIES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND COSTS ASSOCIATED WITH CORRECTING DAMAGES SHALL BE BORNE ENTIRELY BY THE CONTRACTOR.
4. SERVICE EQUIPMENT AND INSTALLATION SHALL BE PER LOCAL UTILITY COMPANY STANDARDS AND SHALL BE PER NATIONAL AND LOCAL CODES. EXACT LOCATION OF SERVICE EQUIPMENT SHALL BE COORDINATED WITH THE LANDSCAPE ARCHITECT OR EQUIVALENT AT THE JOB SITE.
5. CONTRACTOR SHALL COORDINATE WITH LOCAL UTILITY COMPANY FOR THE PROPOSED ELECTRICAL SERVICE AND METERING FACILITIES.
6. IRRIGATION WATER LINE CONNECTION SIZE IS 1-1/2\"/>


LEGEND

- SHREDDED CYPRESS MULCH, SAMPLES REQUIRED PROVIDE EDGING AS SHOWN ON PLAN
- ROCK MULCH/RIP-RAP, SAMPLES REQUIRED PROVIDE EDGING AS SHOWN ON PLAN
- LAWN - SOD
- SEED TYPE 1 - MNDOT 34-262 WET PRAIRIE, PER MNDOT SEEDING MANUAL SPECIFICATIONS (2014)
- SEED TYPE 2 - MNDOT 35-221 DRY PRAIRIE, PER MNDOT SEEDING MANUAL SPECIFICATIONS (2014)
- 1\"/>
- GEOTEXTILE (ADD TO SEED MIX HATCH)

- PROPOSED CANOPY TREE SYMBOLS - SEE PLANT SCHEDULE AND PLAN FOR SPECIES AND PLANTING SIZES
- PROPOSED EVERGREEN TREE SYMBOLS - SEE PLANT SCHEDULE AND PLAN FOR SPECIES AND PLANTING SIZES
- PROPOSED ORNAMENTAL TREE SYMBOLS - SEE PLANT SCHEDULE AND PLAN FOR SPECIES AND PLANTING SIZES
- PROPOSED DECIDUOUS AND EVERGREEN SHRUB SYMBOLS - SEE PLANT SCHEDULE AND PLAN FOR SPECIES AND PLANTING SIZES
- PROPOSED PERENNIAL PLANT SYMBOLS - SEE PLANT SCHEDULE AND PLAN FOR SPECIES AND PLANTING SIZES
- EDGING
- DECORATIVE BOULDERS (ROUNDED & BLOCK STYLE), 18\"/>



Know what's below.
Call before you dig.



MINNEAPOLIS, MN 55414

NORTH BAY COMPANIES
2316 4TH AVE. S., MINNEAPOLIS, MN 55404

I HEREBY CERTIFY THAT THIS PLAN,
SPECIFICATION, OR REPORT WAS
PREPARED BY ME OR UNDER MY DIRECT
SUPERVISION AND THAT I AM A DULY
LICENSED PROFESSIONAL ENGINEER
UNDER THE LAWS OF THE STATE OF
MINNESOTA.

ISSUE/SUBMITTAL SUMMARY

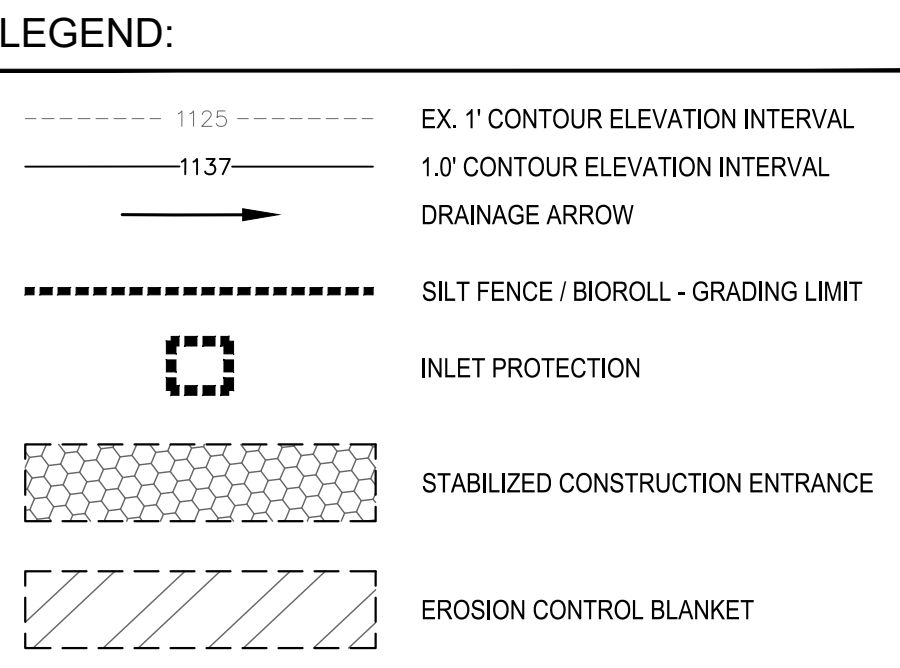
[illegible]

REVISION SUMMARY	
DATE	DESCRIPTION

1. *Journal of Management Studies*, 1997, 34, 1, 1-14.

[illegible]

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1. OWNERS AND OPERATORS ARE RESPONSIBLE FOR COMPLYING WITH REGULATIONS AND OBTAINING ANY NECESSARY COVERAGE UNDER THE MPCA'S GENERAL PERMIT TO DISCHARGE STORMWATER ASSOCIATED WITH CONSTRUCTION ACTIVITY (PERMIT NO. MN R100001).

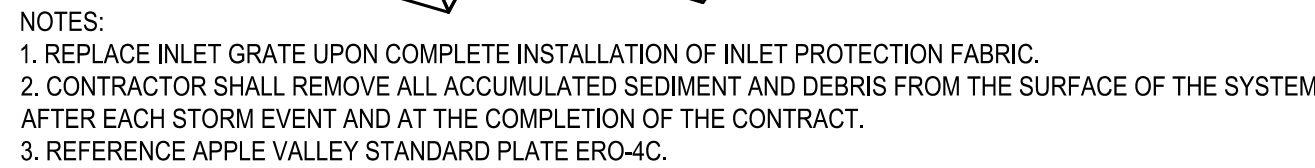
1. THIS PROJECT IS LESS THAN ONE ACRE AND WILL NOT REQUIRE AN MPCA NPDES PERMIT. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ANY EROSION CONTROL PERMITS REQUIRED BY THE CITY.

2. SEE SHEETS SW1.0 - SW1.3 FOR ALL EROSION CONTROL NOTES, DESCRIPTIONS, AND PRACTICES.

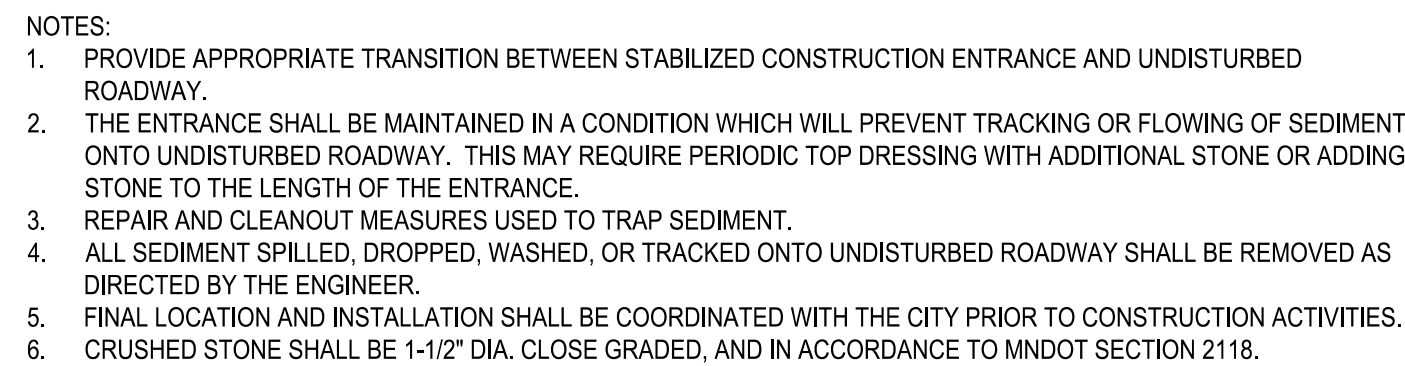
3. SEE GRADING PLAN FOR ADDITIONAL GRADING AND EROSION CONTROL NOTES

4. CONTRACTOR IS RESPONSIBLE FOR SWPPP IMPLEMENTATION, INSPECTIONS, AND COMPLIANCE WITH NPDES PERMIT

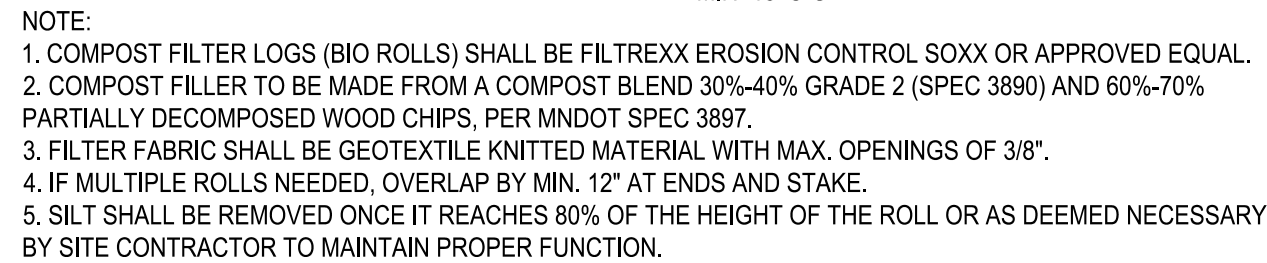
ALL SPECIFIED EROSION AND SEDIMENT CONTROL PRACTICES, AND MEASURES CONTAINED IN THIS SWPPP ARE THE MINIMUM REQUIREMENTS. ADDITIONAL PRACTICES MAY BE REQUIRED DURING THE COURSE OF CONSTRUCTION.



NTS



NTS



NTS



NTS



City of Minneapolis Standard Erosion and Sediment Control Notes for Plans

These notes may be used as performance standards or requirements for projects not meeting the threshold for a formal plan.

1. Contractor must place a construction start 48 hours prior to any land disturbances 612-673-3867. Failure to do so may result in fines, the revocation of permit and a stop work order being issued.
2. Install perimeter erosion control at the locations shown on the plans prior to the commencement of any land disturbance or construction activities.
3. Before beginning construction, install a temporary rock construction entrance at each point where vehicles exit the construction site. Use 2 inch or greater diameter rock in a layer at least 6 inches thick across the entire width of the entrance. Extend the rock entrance at least 50 feet into the construction zone using a geo-textile fabric beneath the aggregate to prevent migration of soil into the rock from below.
4. Remove all soils and sediments tracked or otherwise deposited onto public and private pavement areas. Removal shall be on a daily basis when tracking occurs and may be ordered by Minneapolis inspectors at any time if conditions warrant. Sweeping shall be maintained throughout the duration of the construction and done in a manner to prevent dust being blown to adjacent properties.
5. Install inlet protection at all public and private catch basin inlets, which receive runoff from the disturbed areas. Contractor shall clean, remove sediment or replace storm drain inlet protection devices on a routine basis such that the devices are fully functional for the next rain event. Sediment deposited in and/or plugging drainage systems is the responsibility of the contractor. Hay bales or filter fabric wrapped grates are not allowed for inlet protection.
6. Locate soil or dirt stockpiles no less than 25 feet from any public or private roadway or drainage channel. If remaining for more than seven days, stabilize the stockpiles by mulching, vegetative cover, tarps, or other means. Control erosion from all stockpiles by placing silt barriers around the piles. Temporary stockpiles located on paved surfaces must be no less than two feet from the drainage/gutter line and shall be covered if left more than 24 hours.
7. Maintain all temporary erosion and sediment control devices in place until the contributing drainage area has been stabilized. Inspect temporary erosion and sediment control devices on a daily basis and replace deteriorated, damaged, or rotted erosion control devices immediately.
8. Temporally or permanently stabilize all construction areas which have undergone final grading, and all areas in which grading or site building construction operations are not actively underway against erosion due to rain, wind and running water within 7-14 days. Use seed and mulch, erosion control matting, and/or sodding and staking in green space areas. Remove all temporary synthetic, structural, non-biodegradable erosion and sediment control devices after the site has undergone final stabilization with permanent vegetation establishment. Final stabilization for purposes of this removal is 70% established cover over denuded area.
9. Ready mixed concrete and concrete batch/mix plants are prohibited within the public right of way. All concrete related production, cleaning and mixing activities shall be done in the designated concrete mixing/washout locations as shown in the erosion control plan. Under no circumstance may washout water drain onto the public right of way or into any public or private storm drain conveyance.
10. Changes to approved erosion control plan must be approved by the erosion control inspector prior to implementation. Contractor to provide installation and details for all proposed alternate type devices.
11. If dewatering or pumping of water is necessary, the contractor is responsible for obtaining any necessary permits and/or approvals prior to discharge of any water from the site. If the discharge from the dewatering or pumping process is turbid or contains sediment laden water, it must be treated through the use of sediment traps, vegetative filter strips, or other sediment reducing measures such that the discharge is not visibly different from the receiving water. Additional erosion control measures may be required at the discharge point to prevent scour erosion. The contractor shall provide a dewatering/pumping plan to the Erosion Control Inspector prior to initiating dewatering activities.

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THE CONTRACTOR AND ALL SUBCONTRACTORS INVOLVED WITH A CONSTRUCTION ACTIVITY THAT DISTURBS SITE SOIL OR WHO IMPLEMENT A POLLUTANT CONTROL MEASURE IDENTIFIED IN THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) MUST COMPLY WITH THE REQUIREMENTS OF THE NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES) GENERAL PERMIT (DATED AUGUST 1, 2016 # MN1001001) AND ANY LOCAL GOVERNING AGENCY HAVING JURISDICTION CONCERNING EROSION AND SEDIMENTATION CONTROL.

STORMWATER DISCHARGE DESIGN REQUIREMENTS

SWPPP

THE NATURE OF THIS PROJECT WILL BE CONSISTENT WITH WHAT IS REPRESENTED IN THIS SET OF CONSTRUCTION PLANS AND SPECIFICATIONS. SEE THE SWPPP PLAN SHEETS AND SWPPP NARRATIVE (ATTACHMENT A CONSTRUCTION SWPPP TEMPLATE) FOR ADDITIONAL SITE SPECIFIC SWPPP INFORMATION. THE PLANS SHOW LOCATIONS AND TYPES OF ALL TEMPORARY AND PERMANENT EROSION PREVENTION AND SEDIMENT CONTROL BMP'S. STANDARD DETAILS ARE ATTACHED TO THIS SWPPP DOCUMENT.

THE INTENDED SEQUENCING OF MAJOR CONSTRUCTION ACTIVITIES IS AS FOLLOWS:

1. INSTALL STABILIZED ROCK CONSTRUCTION ENTRANCE
2. INSTALLATION OF SILT FENCE AROUND SITE
3. INSTALL ORANGE CONSTRUCTION FENCING AROUND INFILTRATION AREAS.
4. CLEAR AND GRUB FOR TEMPORARY SEDIMENT BASIN / POND INSTALL
5. CONSTRUCT TEMPORARY SEDIMENT BASIN / POND (SECTION 14)
6. CLEAR AND GRUB REMAINDER OF SITE
7. STRIP AND STOCKPILE TOPSOIL
8. ROUGH GRADING OF SITE
9. STABILIZE DENUDIED AREAS AND STOCKPILES
10. INSTALL SANITARY SEWER, WATER MAIN STORM SEWER AND SERVICES
11. INSTALL SILT FENCE / INFILTRATION PROTECTION AROUND CBS
12. INSTALL STREET SECTION
13. INSTALL CURB AND GUTTER
14. BITUMINOUS ON STREETS
15. FINAL GRADE BOULEVARD, INSTANT SEED AND MULCH
16. REMOVE ACCUMULATED SEDIMENT FROM BASIN / POND
17. FINAL GRADE POND / INFILTRATION BASINS (DO NOT COMPACT SOILS IN INFILTRATION AREAS.)
18. WHEN ALL CONSTRUCTION ACTIVITY IS COMPLETE AND THE SITE IS STABILIZED BY EITHER SEED OR SOD/LANDSCAPING, REMOVE SILT FENCE AND RESEED ANY AREAS DISTURBED BY THE REMOVAL.

RECORDS RETENTION:

THE SWPPP (ORIGINAL OR COPIES) INCLUDING, ALL CHANGES TO IT, AND INSPECTIONS AND MAINTENANCE RECORDS MUST BE KEPT AT THE SITE DURING CONSTRUCTION BY THE PERMITTEE WHO HAS OPERATIONAL CONTROL OF THAT PORTION OF THE SITE. THE SWPPP CAN BE KEPT IN EITHER THE FIELD OFFICE OR IN AN ON SITE VEHICLE DURING NORMAL WORKING HOURS.

ALL OWNER(S) MUST KEEP THE SWPPP, ALONG WITH THE FOLLOWING ADDITIONAL RECORDS, ON FILE FOR THREE (3) YEARS AFTER SUBMITTAL OF THE NOT AS OUTLINED IN SECTION 4. THIS DOES NOT INCLUDE ANY RECORDS AFTER SUBMITTAL OF THE NOT.

1. THE FINAL SWPPP;
2. ANY OTHER STORMWATER RELATED PERMITS REQUIRED FOR THE PROJECT;
3. RECORDS OF ALL INSPECTION AND MAINTENANCE CONDUCTED DURING CONSTRUCTION (SEE SECTION 11, INSPECTIONS AND MAINTENANCE);
4. ALL PERMANENT OPERATION AND MAINTENANCE AGREEMENTS THAT HAVE BEEN IMPLEMENTED, INCLUDING ALL RIGHT OF WAY, CONTRACTS, COVENANTS AND OTHER BINDING REQUIREMENTS REGARDING PERPETUAL MAINTENANCE; AND
5. ALL REQUIRED CALCULATIONS FOR DESIGN OF THE TEMPORARY AND PERMANENT STORMWATER MANAGEMENT SYSTEMS.

SWPPP IMPLEMENTATION RESPONSIBILITIES:

1. THE OWNER AND CONTRACTOR ARE PERMITTEE(S) AS IDENTIFIED BY THE NPDES PERMIT.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL ON-SITE IMPLEMENTATION OF THE SWPPP, INCLUDING THE ACTIVITIES OF ALL OF THE CONTRACTOR'S SUBCONTRACTORS.
3. CONTRACTOR SHALL PROVIDE A PERSON(S) KNOWLEDGEABLE AND EXPERIENCED IN THE APPLICATION OF EROSION PREVENTION AND SEDIMENT CONTROL BMP'S TO OVERSEE ALL INSTALLATION AND MAINTENANCE OF BMP'S AND IMPLEMENTATION OF THE SWPPP.
4. CONTRACTOR SHALL PROVIDE PERSON(S) MEETING THE TRAINING REQUIREMENTS OF THE NPDES PERMIT TO CONDUCT INSPECTION AND MAINTENANCE OF ALL EROSION PREVENTION AND SEDIMENT CONTROL BMP'S IN ACCORDANCE WITH THE REQUIREMENTS OF THE PERMIT. ONE OF THESE INDIVIDUAL(S) MUST BE AVAILABLE FOR AN ON-SITE INSPECTION WITHIN 72 HOURS UPON CONTRACTOR'S REQUEST. CONTRACTOR SHALL PROVIDE TRAINING DOCUMENTATION FOR THESE INDIVIDUAL(S) AS REQUIRED BY THE NPDES PERMIT. THIS TRAINING DOCUMENTATION SHALL BE RECORDED IN OR WITH THE SWPPP BEFORE THE START OF CONSTRUCTION OR AS SOON AS THE PERSONNEL FOR THE PROJECT HAVE BEEN DETERMINED. DOCUMENTATION SHALL INCLUDE:
 - 4.1. NAMES OF THE PERSONNEL ASSOCIATED WITH THE PROJECT THAT ARE REQUIRED TO BE TRAINED PER SECTION 21 OF THE PERMIT.
 - 4.2. DATES OF TRAINING AND NAME OF INSTRUCTOR AND ENTITY PROVIDING TRAINING.
 - 4.3. CONTENT OF TRAINING COURSE OR WORKSHOP INCLUDING THE NUMBER OF HOURS OF TRAINING.
5. FOLLOWING FINAL STABILIZATION AND THE TERMINATION OF COVERAGE FOR THE NPDES PERMIT, THE OWNER IS EXPECTED TO FURNISH LONG TERM OPERATION AND MAINTENANCE (O & M) OF THE PERMANENT STORM WATER MANAGEMENT SYSTEM.

CONSTRUCTION ACTIVITY REQUIREMENTS

SWPPP AMENDMENTS (SECTION 6):

1. ONE OF THE INDIVIDUALS DESCRIBED IN ITEM 21.2.A OR ITEM 21.2.B OR ANOTHER QUALIFIED INDIVIDUAL MUST COMPLETE ALL SWPPP CHANGES. CHANGES INVOLVING THE USE OF A LESS STRINGENT BMP MUST INCLUDE A JUSTIFICATION DESCRIBING HOW THE REPLACEMENT BMP IS EFFECTIVE FOR THE SITE CHARACTERISTICS.
2. PERMITTEES MUST AMEND THE SWPPP TO INCLUDE ADDITIONAL OR MODIFIED BMP'S AS NECESSARY TO CORRECT PROBLEMS IDENTIFIED OR ADDRESS SITUATIONS WHENEVER THERE IS A CHANGE IN DESIGN, CONSTRUCTION, OPERATION, MAINTENANCE, WEATHER OR SEASONAL CONDITIONS HAVING A SIGNIFICANT EFFECT ON THE DISCHARGE OF POLLUTANTS TO SURFACE WATERS OR GROUNDWATER.
3. PERMITTEES MUST AMEND THE SWPPP TO INCLUDE ADDITIONAL OR MODIFIED BMP'S AS NECESSARY TO CORRECT PROBLEMS IDENTIFIED OR ADDRESS SITUATIONS WHENEVER INSPECTIONS OR INVESTIGATIONS BY THE SITE OWNER OR OPERATOR, USEPA OR MPCA OFFICIALS INDICATE THE SWPPP IS NOT EFFECTIVE IN ELIMINATING OR SIGNIFICANTLY MINIMIZING THE DISCHARGE OF POLLUTANTS TO SURFACE WATERS OR GROUNDWATER OR THE DISCHARGES ARE CAUSING WATER QUALITY STANDARD EXCEEDANCES (E.G., NUISANCE CONDITIONS AS DEFINED IN MINN. R. 7050.0210, SUBP. 2) OR THE SWPPP IS NOT CONSISTENT WITH THE OBJECTIVES OF A USEPA APPROVED TMDL.

BMP SELECTION AND INSTALLATION (SECTION 7):

1. PERMITTEES MUST SELECT, INSTALL, AND MAINTAIN THE BMP'S IDENTIFIED IN THE SWPPP AND IN THIS PERMIT IN AN APPROPRIATE AND FUNCTIONAL MANNER AND IN ACCORDANCE WITH RELEVANT MANUFACTURER SPECIFICATIONS AND ACCEPTED ENGINEERING PRACTICES.

EROSION PREVENTION (SECTION 8):

1. BEFORE WORK BEGINS, PERMITTEES MUST DELINEATE THE LOCATION OF AREAS NOT TO BE DISTURBED.
2. PERMITTEES MUST MINIMIZE THE NEED FOR DISTURBANCE OF PORTIONS OF THE PROJECT WITH STEEP SLOPES. WHEN STEEP SLOPES MUST BE DISTURBED, PERMITTEES MUST USE TECHNIQUES SUCH AS PHASING AND STABILIZATION PRACTICES DESIGNED FOR STEEP SLOPES (E.G., SLOPE DRAINING AND TERRACING).
3. PERMITTEES MUST STABILIZE ALL EXPOSED SOIL AREAS, INCLUDING STOCKPILES. STABILIZATION MUST BE INITIATED IMMEDIATELY TO LIMIT SOIL EROSION WHEN CONSTRUCTION ACTIVITY HAS PERMANENTLY OR TEMPORARILY CEASED ON ANY PORTION OF THE SITE AND WILL NOT RESUME FOR A PERIOD EXCEEDING 14 CALENDAR DAYS. STABILIZATION MUST BE COMPLETED NO LATER THAN 14 CALENDAR DAYS AFTER THE CONSTRUCTION ACTIVITY HAS CEASED. STABILIZATION IS NOT REQUIRED ON CONSTRUCTED BASE COMPONENTS OF ROADS, PARKING LOTS AND SIMILAR SURFACES. STABILIZATION IS NOT REQUIRED ON TEMPORARY STOCKPILES WITHOUT SIGNIFICANT SILT, CLAY OR ORGANIC COMPONENTS (E.G., CLEAN AGGREGATE STOCKPILES, DEMOLITION CONCRETE STOCKPILES, SAND STOCKPILES) BUT PERMITTEES MUST PROVIDE SEDIMENT CONTROLS AT THE BASE OF THE STOCKPILE.
4. FOR PUBLIC WATERS THAT THE MINNESOTA DNR HAS PROHIBITED "WORK IN WATER RESTRICTIONS" DURING SPECIFIED FISH SPAWNING TIME FRAMES, PERMITTEES MUST COMPLETE STABILIZATION OF ALL EXPOSED SOIL AREAS WITHIN 200 FEET OF THE WATER'S EDGE, AND THAT DRAIN TO THESE WATERS, WITHIN 24 HOURS DURING THE RESTRICTION PERIOD.
5. PERMITTEES MUST STABILIZE THE NORMAL WETTED PERIMETER OF THE LAST 200 LINEAR FEET OF TEMPORARY OR PERMANENT DRAINAGE DITCHES OR SWALES THAT DRAIN WATER FROM THE SITE WITHIN 24 HOURS AFTER CONNECTING TO A SURFACE WATER OR PROPERTY EDGE. PERMITTEES MUST COMPLETE STABILIZATION OF REMAINING PORTIONS OF TEMPORARY OR PERMANENT DITCHES OR SWALES WITHIN 14 CALENDAR DAYS AFTER CONNECTING TO A SURFACE WATER OR PROPERTY EDGE AND CONSTRUCTION IN THAT PORTION OF THE DITCH TEMPORARILY OR PERMANENTLY CEASES.
6. TEMPORARY OR PERMANENT DITCHES OR SWALES BEING USED AS A SEDIMENT CONTAINMENT SYSTEM DURING CONSTRUCTION (WITH PROPERLY DESIGNED ROCK-DITCH CHECKS, BIO ROLLS, SILT DIKES, ETC.) DO NOT NEED TO BE STABILIZED. PERMITTEES MUST STABILIZE THESE AREAS WITHIN 24 HOURS AFTER THEIR USE AS A SEDIMENT CONTAINMENT SYSTEM CEASES.
7. PERMITTEES MUST NOT USE MULCH OR HYDROMULCH, TACKIFIER, POLYACRYLAMIDE OR SIMILAR EROSION PREVENTION PRACTICES WITHIN ANY PORTION OF THE NORMAL WETTED PERIMETER OF A TEMPORARY OR PERMANENT DRAINAGE DITCH OR SWALE SECTION WITH A CONTINUOUS SLOPE OF GREATER THAN 2 PERCENT.
8. PERMITTEES MUST PROVIDE TEMPORARY OR PERMANENT ENERGY DISSIPATION AT ALL PIPE OUTLETS WITHIN 24 HOURS

AFTER CONNECTION TO A SURFACE WATER OR PERMANENT STORMWATER TREATMENT SYSTEM.

9. PERMITTEES MUST NOT DISTURB MORE LAND (I.E., PHASING) THAN CAN BE EFFECTIVELY INSPECTED AND MAINTAINED IN ACCORDANCE WITH SECTION 11.

SEDIMENT CONTROL (SECTION 9):

1. PERMITTEES MUST ESTABLISH SEDIMENT CONTROL BMP'S ON ALL DOWNGRADE PERIMETERS OF THE SITE AND DOWNGRADE AREAS OF THE SITE THAT DRAIN TO ANY SURFACE WATER, INCLUDING CURB AND GUTTER SYSTEMS. PERMITTEES MUST LOCATE SEDIMENT CONTROL PRACTICES UPGRADIENT OF ANY BUFFER ZONES. PERMITTEES MUST INSTALL SEDIMENT CONTROL PRACTICES BEFORE ANY UPGRADE LAND-DISTURBING ACTIVITIES BEGIN AND MUST KEEP THE SEDIMENT CONTROL PRACTICES IN PLACE UNTIL THEY ESTABLISH PERMANENT COVER.
2. IF DOWNGRADE SEDIMENT CONTROLS ARE OVERLOADED, BASED ON FREQUENT FAILURE OR EXCESSIVE MAINTENANCE REQUIREMENTS, PERMITTEES MUST INSTALL ADDITIONAL UPGRADE SEDIMENT CONTROL PRACTICES OR REDUNDANT BMP'S TO ELIMINATE THE OVERLOADING AND AMEND THE SWPPP TO IDENTIFY THESE ADDITIONAL PRACTICES AS REQUIRED IN ITEM 6.3.
3. TEMPORARY OR PERMANENT DRAINAGE DITCHES AND SEDIMENT BASINS DESIGNED AS PART OF A SEDIMENT CONTAINMENT SYSTEM (E.G., DITCHES WITH ROCK-CHECK DAMS) REQUIRE SEDIMENT CONTROL PRACTICES ONLY AS APPROPRIATE FOR SITE CONDITIONS.
4. A FLOATING SILT CURTAIN PLACED IN THE WATER IS NOT A SEDIMENT CONTROL BMP TO SATISFY ITEM 9.2 EXCEPT WHEN WORKING ON A SHORELINE OR BELOW THE WATERLINE. IMMEDIATELY AFTER THE SHORT TERM CONSTRUCTION ACTIVITY (E.G., INSTALLATION OF RIP RAP ALONG THE SHORELINE) IN THAT AREA IS COMPLETE, PERMITTEES MUST INSTALL AN UPLAND PERIMETER CONTROL PRACTICE IF EXPOSED SOILS STILL DRAIN TO A SURFACE WATER.
5. PERMITTEES MUST RE-INSTALL ALL SEDIMENT CONTROL PRACTICES ADJUSTED OR REMOVED TO ACCOMMODATE SHORT-TERM ACTIVITIES SUCH AS CLEARING OR GRUBBING, OR PASSAGE OF VEHICLES. IMMEDIATELY AFTER THE SHORT-TERM ACTIVITY IS COMPLETED, PERMITTEES MUST RE-INSTALL SEDIMENT CONTROL PRACTICES BEFORE THE NEXT PRECIPITATION EVENT EVEN IF THE SHORT-TERM ACTIVITY IS NOT COMPLETE.
6. PERMITTEES MUST PROTECT ALL STORM DRAIN INLETS USING APPROPRIATE BMP'S DURING CONSTRUCTION UNTIL THEY ESTABLISH PERMANENT COVER ON ALL AREAS WITH POTENTIAL FOR DISCHARGING TO THE INLET.
7. PERMITTEES MAY REMOVE INLET PROTECTION FOR A PARTICULAR INLET IF A SPECIFIC SAFETY CONCERN (E.G. STREET FLOODING/FREEZING) IS IDENTIFIED BY THE PERMITTEES OR THE JURISDICTIONAL AUTHORITY (E.G. CITY/COUNTY/TOWNSHIP/MINNESOTA DEPARTMENT OF TRANSPORTATION ENGINEER). PERMITTEES MUST DOCUMENT THE NEED FOR REMOVAL IN THE SWPPP.
8. PERMITTEES MUST PROVIDE SILT FENCE OR OTHER EFFECTIVE SEDIMENT CONTROLS AT THE BASE OF STOCKPILES ON THE DOWNGRADE PERIMETER.
9. PERMITTEES MUST LOCATE STOCKPILES OUTSIDE OF NATURAL BUFFERS OR SURFACE WATERS, INCLUDING STORMWATER CONVEYANCES SUCH AS CURB AND GUTTER SYSTEMS UNLESS THERE IS A BYPASS IN PLACE FOR THE STORMWATER.
10. PERMITTEES MUST INSTALL A VEHICLE TRACKING BMP TO MINIMIZE THE TRACK OUT OF SEDIMENT FROM THE CONSTRUCTION SITE OR ONTO PAVED ROADS WITHIN THE SITE.
11. PERMITTEES MUST USE STREET SWEEPING IF VEHICLE TRACKING BMP'S ARE NOT ADEQUATE TO PREVENT SEDIMENT TRACKING ONTO THE STREET.
12. PERMITTEES MUST INSTALL TEMPORARY SEDIMENT BASINS AS REQUIRED IN SECTION 14.
13. IN ANY AREAS OF THE SITE WHERE FINAL VEGETATIVE STABILIZATION WILL OCCUR, PERMITTEES MUST RESTRICT VEHICLE AND EQUIPMENT USE TO MINIMIZE SOIL COMPACTION.
14. PERMITTEES MUST PRESERVE TOPSOIL ON THE SITE, UNLESS INFEASIBLE.
15. PERMITTEES MUST DIRECT DISCHARGES FROM BMP'S TO VEGETATED AREAS UNLESS INFEASIBLE.
16. PERMITTEES MUST PRESERVE A 50 FOOT NATURAL BUFFER OR, IF A BUFFER IS INFEASIBLE ON THE SITE, PROVIDE REDUNDANT (DOUBLE) PERIMETER SEDIMENT CONTROLS WHEN A SURFACE WATER IS LOCATED WITHIN 50 FEET OF THE PROJECT'S EARTH DISTURBANCES AND STORMWATER FLOWS TO THE SURFACE WATER. PERMITTEES MUST INSTALL PERIMETER SEDIMENT CONTROLS AT LEAST 5 FEET APART UNLESS LIMITED BY LACK OF AVAILABLE SPACE. NATURAL BUFFERS ARE NOT REQUIRED ADJACENT TO ROAD DITCHES, JUDICIAL DITCHES, COUNTY DITCHES, STORMWATER CONVEYANCE CHANNELS, STORM DRAIN INLETS, AND SEDIMENT BASINS, IF PRESERVING THE BUFFERS IS INFEASIBLE. PERMITTEES MUST DOCUMENT THE REASONS IN THE SWPPP. SHEET PILING IS A REDUNDANT PERIMETER CONTROL IF INSTALLED IN A MANNER THAT RETAINS ALL STORMWATER.
17. PERMITTEES MUST USE POLYMERS, FLOCCULANTS, OR OTHER SEDIMENTATION TREATMENT CHEMICALS IN ACCORDANCE WITH ANY ACCEPTED ENGINEERING PRACTICES AND SEDIMENT REMOVAL DESIGN SPECIFICATIONS. SEDIMENTATION PROVIDED BY THE MANUFACTURER OR SUPPLIER. THE PERMITTEES MUST USE CONVENTIONAL EROSION AND SEDIMENT CONTROLS PRIOR TO CHEMICAL ADDITION AND MUST DIRECT TREATED STORMWATER TO A SEDIMENT CONTROL SYSTEM FOR FILTRATION OR SETTLEMENT OF THE FLOC PRIOR TO DISCHARGE.

DEWATERING AND BASIN DRAINING (SECTION 10):

1. PERMITTEES MUST DISCHARGE TURBID OR SEDIMENT-LADEN WATERS RELATED TO DEWATERING OR BASIN DRAINING (E.G., PUMPED DISCHARGES, TRENCH/DITCH CUTS FOR DRAINAGE) TO A TEMPORARY OR PERMANENT SEDIMENT BASIN ON THE PROJECT SITE UNLESS INFEASIBLE. PERMITTEES MAY DEWATER TO SURFACE WATERS IF THEY VISUALLY CHECK TO ENSURE ADEQUATE TREATMENT HAS BEEN OBTAINED AND NUISANCE CONDITIONS (SEE MINN. R. 7050.0210, SUBP. 2) WILL NOT RESULT FROM THE DISCHARGE. IF PERMITTEES CANNOT DISCHARGE THE WATER TO A SEDIMENTATION BASIN PRIOR TO ENTERING A SURFACE WATER, PERMITTEES MUST TREAT IT WITH APPROPRIATE BMP'S SUCH THAT THE DISCHARGE DOES NOT ADVERSELY AFFECT THE SURFACE WATER OR DOWNSTREAM PROPERTIES.
2. IF PERMITTEES MUST DISCHARGE WATER CONTAINING OIL OR GREASE, THEY MUST USE AN OIL-WATER SEPARATOR OR SUITABLE FILTRATION DEVICE (E.G., CARTRIDGE FILTERS, ABSORBENTS PADS) PRIOR TO DISCHARGE.
3. PERMITTEES MUST DISCHARGE ALL WATER FROM DEWATERING OR BASIN-DRAINING ACTIVITIES IN A MANNER THAT DOES NOT CAUSE EROSION OR SCOUR IN THE IMMEDIATE VICINITY OF DISCHARGE POINTS OR INUNDATION OF WETLANDS IN THE IMMEDIATE VICINITY OF DISCHARGE POINTS THAT CAUSES SIGNIFICANT ADVERSE IMPACT TO THE WETLAND.
4. IF PERMITTEES USE FILTERS WITH BACKWASH WATER, THEY MUST HAUL THE BACKWASH WATER AWAY FOR DISPOSAL, RETURN THE BACKWASH WATER TO THE BEGINNING OF THE TREATMENT PROCESS, OR INCORPORATE THE BACKWASH WATER INTO THE SITE IN A MANNER THAT DOES NOT CAUSE EROSION.

INSPECTIONS AND MAINTENANCE (SECTION 11):

1. PERMITTEES MUST ENSURE A TRAINED PERSON, AS IDENTIFIED IN ITEM 21.2.B, WILL INSPECT THE ENTIRE CONSTRUCTION SITE AT LEAST ONCE EVERY SEVEN (7) DAYS DURING ACTIVE CONSTRUCTION AND WITHIN 24 HOURS AFTER A RAINFALL EVENT GREATER THAN 1/2 INCH IN 24 HOURS.
2. PERMITTEES MUST INSPECT AND MAINTAIN ALL PERMANENT STORMWATER TREATMENT BMP'S.
3. PERMITTEES MUST INSPECT ALL EROSION PREVENTION AND SEDIMENT CONTROL BMP'S AND POLLUTION PREVENTION MANAGEMENT MEASURES TO ENSURE INTEGRITY AND EFFECTIVENESS. PERMITTEES MUST REPAIR, REPLACE OR SUPPLEMENT ALL NONFUNCTIONAL BMP'S WITH FUNCTIONAL BMP'S BY THE END OF THE NEXT BUSINESS DAY AFTER DISCOVERY UNLESS OTHERWISE THE FRAME IS SPECIFIED IN ITEM 11.5 OR 11.6. PERMITTEES MAY TAKE ADDITIONAL TIME IF FIELD CONDITIONS PREVENT ACCESS TO THE AREA.
4. DURING EACH INSPECTION, PERMITTEES MUST INSPECT SURFACE WATERS, INCLUDING DRAINAGE DITCHES AND CONVEYANCE SYSTEMS BUT NOT CURB AND GUTTER SYSTEMS, FOR EVIDENCE OF EROSION AND SEDIMENT DEPOSITION. PERMITTEES MUST REMOVE ALL DELTAS AND SEDIMENT DEPOSITED IN SURFACE WATERS, INCLUDING DRAINAGE DITCHES, CATCH BASINS, AND OTHER DRAINAGE SYSTEMS AND RESTABILIZE AREAS WHERE SEDIMENT REMOVAL RESULTS IN EXPOSED SOIL. PERMITTEES MUST COMPLETE REMOVAL AND STABILIZATION WITHIN SEVEN (7) CALENDAR DAYS OF DISCOVERY UNLESS PRECLUDED BY LEGAL, REGULATORY, OR PHYSICAL ACCESS CONSTRAINTS. PERMITTEES MUST USE ALL REASONABLE EFFORTS TO OBTAIN ACCESS. IF PRECLUDED, REMOVAL AND STABILIZATION MUST TAKE PLACE WITHIN SEVEN (7) DAYS OF OBTAINING ACCESS. PERMITTEES ARE RESPONSIBLE FOR CONTACTING ALL LOCAL, REGIONAL, STATE AND FEDERAL AUTHORITIES AND RECEIVING ANY APPLICABLE PERMITS, PRIOR TO CONDUCTING ANY WORK IN SURFACE WATERS.
5. PERMITTEES MUST INSPECT CONSTRUCTION SITE VEHICLE EXIT LOCATIONS, STREETS AND CURB AND GUTTER SYSTEMS WITHIN AND ADJACENT TO THE PROJECT FOR SEDIMENTATION FROM EROSION OR TRACKED SEDIMENT FROM VEHICLES. PERMITTEES MUST REMOVE SEDIMENT FROM ALL PAVED SURFACES WITHIN ONE (1) CALENDAR DAY OF DISCOVERY OR, IF APPLICABLE, WITHIN A SHORTER TIME TO AVOID A SAFETY HAZARD TO USERS OF PUBLIC STREETS.
6. PERMITTEES MUST REPAIR, REPLACE OR SUPPLEMENT ALL PERIMETER CONTROL DEVICES WHEN THEY BECOME NONFUNCTIONAL OR THE SEDIMENT REACHES 1/2 OF THE HEIGHT OF THE DEVICE.
7. PERMITTEES MUST DRAIN TEMPORARY AND PERMANENT SEDIMENTATION BASINS AND REMOVE THE SEDIMENT WHEN THE DEPTH OF SEDIMENT COLLECTED IN THE BASIN REACHES 1/2 THE STORAGE VOLUME.
8. PERMITTEES MUST ENSURE THAT AT LEAST ONE INDIVIDUAL PRESENT ON THE SITE (OR AVAILABLE TO THE PROJECT SITE IN THREE (3) CALENDAR DAYS) IS TRAINED IN THE JOB DUTIES DESCRIBED IN ITEM 21.2.B.
9. PERMITTEES MAY ADJUST THE INSPECTION SCHEDULE DESCRIBED IN ITEM 11.2 AS FOLLOWS:
 - a. INSPECTIONS OF AREAS WITH PERMANENT COVER CAN BE REDUCED TO ONCE PER MONTH, EVEN IF CONSTRUCTION ACTIVITY CONTINUES ON OTHER PORTIONS OF THE SITE; OR
 - b. WHERE SITES HAVE PERMANENT COVER ON ALL EXPOSED SOIL AND NO CONSTRUCTION ACTIVITY IS OCCURRING ANYWHERE ON THE SITE, INSPECTIONS CAN BE REDUCED TO ONCE PER MONTH AND, AFTER 12 MONTHS, MAY BE SUSPENDED COMPLETELY UNTIL CONSTRUCTION ACTIVITY RESUMES. THE MPCA MAY REQUIRE INSPECTIONS TO RESUME IF CONDITIONS WARRANT; OR
 - c. WHERE CONSTRUCTION ACTIVITY HAS BEEN SUSPENDED DUE TO FROZEN GROUND CONDITIONS, INSPECTIONS MAY BE SUSPENDED. INSPECTIONS MUST RESUME WITHIN 24 HOURS OF RUNOFF OCCURRING, OR UPON RESUMING CONSTRUCTION, WHICHEVER COMES FIRST.
10. PERMITTEES MUST RECORD ALL INSPECTIONS AND MAINTENANCE ACTIVITIES WITHIN 24 HOURS OF BEING CONDUCTED AND THESE RECORDS MUST BE RETAINED WITH THE SWPPP. THESE RECORDS MUST INCLUDE:
 - a. DATE AND TIME OF INSPECTIONS; AND
 - b. NAME OF PERSONS CONDUCTING INSPECTIONS; AND
 - c. ACCURATE FINDINGS OF INSPECTIONS, INCLUDING THE SPECIFIC LOCATION WHERE CORRECTIVE ACTIONS ARE NEEDED; AND
 - d. CORRECTIVE ACTIONS TAKEN (INCLUDING DATES, TIMES, AND PARTY COMPLETING MAINTENANCE ACTIVITIES); AND
 - e. DATE OF ALL RAINFALL EVENTS GREATER THAN 1/2 INCHES IN 24 HOURS, AND THE AMOUNT OF RAINFALL FOR EACH EVENT. PERMITTEES MUST OBTAIN RAINFALL AMOUNTS BY EITHER A PROPERLY MAINTAINED RAIN GAUGE INSTALLED ON-SITE, A WEATHER STATION THAT IS WITHIN ONE (1) MILE OF YOUR LOCATION, OR A WEATHER REPORTING SYSTEM THAT PROVIDES SITE SPECIFIC RAINFALL DATA FROM RADAR SUMMARIES; AND
 - f. IF PERMITTEES OBSERVE A DISCHARGE DURING THE INSPECTION, THEY MUST RECORD AND SHOULD PHOTOGRAPH AND DESCRIBE THE LOCATION OF THE DISCHARGE (I.E. COLOR, ODOR, SETTLED OR SUSPENDED SOLIDS, OIL SHEEN, AND OTHER OBVIOUS INDICATORS OF POLLUTANTS); AND
 - g. ANY AMENDMENTS TO THE SWPPP PROPOSED AS A RESULT OF THE INSPECTION MUST BE DOCUMENTED AS REQUIRED IN SECTION 6 WITHIN SEVEN (7) CALENDAR DAYS.

POLLUTION PREVENTION MANAGEMENT (SECTION 12):

1. PERMITTEES MUST PLACE BUILDING PRODUCTS AND LANDSCAPE MATERIALS UNDER COVER (E.G., PLASTIC SHEETING OR TEMPORARY ROOFS) OR PROTECT THEM BY SIMILARLY EFFECTIVE MEANS DESIGNED TO MINIMIZE CONTACT WITH STORMWATER. PERMITTEES ARE NOT REQUIRED TO COVER OR PROTECT PRODUCTS WHICH ARE EITHER NOT A SOURCE OF CONTAMINATION TO STORMWATER OR ARE DESIGNED TO BE EXPOSED TO STORMWATER.
2. PERMITTEES MUST PLACE PESTICIDES, FERTILIZERS AND TREATMENT CHEMICALS UNDER COVER (E.G., PLASTIC SHEETING OR TEMPORARY ROOFS) OR PROTECT THEM BY SIMILARLY EFFECTIVE MEANS DESIGNED TO MINIMIZE CONTACT WITH STORMWATER.
3. PERMITTEES MUST STORE HAZARDOUS MATERIALS AND TOXIC WASTE, INCLUDING OIL, DIESEL FUEL, GASOLINE, HYDRAULIC FLUIDS, PAINT SOLVENTS, PETROLEUM-BASED PRODUCTS, WOOD PRESERVATIVES, ADDITIVES, CURING COMPOUNDS, AND ACIDS) IN SEALED CONTAINERS TO PREVENT SPILLS, LEAKS OR OTHER DISCHARGE. STORAGE AND DISPOSAL OF HAZARDOUS WASTE MATERIALS MUST BE IN COMPLIANCE WITH MINN. R. CH. 7045 INCLUDING SECONDARY CONTAINMENT AS APPLICABLE.
4. PERMITTEES MUST PROPERLY STORE, COLLECT AND DISPOSE SOLID WASTE IN COMPLIANCE WITH MINN. R. CH. 7035.
5. PERMITTEES MUST POSITION PORTABLE TOILETS SO THEY ARE SECURE AND WILL NOT TIP OR BE KNOCKED OVER. PERMITTEES MUST PROPERLY DISPOSE SANITARY WASTE IN ACCORDANCE WITH MINN. R. CH. 7041.
6. PERMITTEES MUST TAKE REASONABLE STEPS TO PREVENT THE DISCHARGE OF SPILLED OR LEAKED CHEMICALS, INCLUDING FUEL FROM ANY AREA WHERE CHEMICALS OR FUEL WILL BE LOADED OR UNLOADED INCLUDING THE USE OF DRIP PANS OR ABSORBENTS UNLESS INFEASIBLE. PERMITTEES MUST ENSURE ADEQUATE SUPPLIES ARE AVAILABLE AT ALL TIMES TO CLEAN UP DISCHARGED MATERIALS AND THAT AN APPROPRIATE DISPOSAL METHOD IS AVAILABLE FOR RECOVERED SPILLED MATERIALS. PERMITTEES MUST REPORT AND CLEAN UP SPILLS IMMEDIATELY AS REQUIRED BY MINN. STAT. 115.061, USING DRY CLEAN UP MEASURES WHERE POSSIBLE.
7. PERMITTEES MUST LIMIT VEHICLE EXTERIOR WASHING AND EQUIPMENT TO A DEFINED AREA OF THE SITE. PERMITTEES MUST CONTAIN RUNOFF FROM THE WASHING AREA IN A SEDIMENT BASIN OR OTHER SIMILARLY EFFECTIVE CONTROLS AND MUST DISPOSE WASTE FROM THE WASHING ACTIVITY PROPERLY. PERMITTEES MUST PROPERLY USE AND STORE SOAPS, DETERGENTS, OR SOLVENTS.
8. PERMITTEES MUST PROVIDE EFFECTIVE CONTAINMENT FOR ALL LIQUID AND SOLID WASTES GENERATED BY WASHOUT OPERATIONS (E.G., CONCRETE, STUCCO, PAINT, FORM RELEASE OILS, CURING COMPOUNDS AND OTHER CONSTRUCTION MATERIALS) RELATED TO THE CONSTRUCTION ACTIVITY. PERMITTEES MUST PREVENT LIQUID AND SOLID WASHOUT WASTES FROM CONTACTING THE GROUND AND MUST DESIGN THE CONTAINMENT SO IT DOES NOT RESULT IN RUNOFF FROM THE WASHOUT OPERATIONS OR AREAS. PERMITTEES MUST PROPERLY DISPOSE LIQUID AND SOLID WASTES IN COMPLIANCE WITH MPCA RULES. PERMITTEES MUST INSTALL A SIGN INDICATING THE LOCATION OF THE WASHOUT FACILITY.

PERMIT TERMINATION (SECTION 4 AND SECTION 13):

1. PERMITTEES MUST SUBMIT A NOT WITHIN 30 DAYS AFTER ALL TERMINATION CONDITIONS LISTED IN SECTION 13 ARE COMPLETE.
2. PERMITTEES MUST SUBMIT A NOT WITHIN 30 DAYS AFTER SELLING OR OTHERWISE LEGALLY TRANSFERRING THE ENTIRE SITE, INCLUDING PERMIT RESPONSIBILITY FOR ROADS (E.G., STREET SWEEPING) AND STORMWATER INFRASTRUCTURE FINAL CLEAN OUT, OR TRANSFERRING PORTIONS OF A SITE TO ANOTHER PARTY. THE PERMITTEES COVERAGE UNDER THIS PERMIT TERMINATES AT MIDNIGHT ON THE SUBMISSION DATE OF THE NOT.
3. PERMITTEES MUST COMPLETE ALL CONSTRUCTION ACTIVITY AND MUST INSTALL PERMANENT COVER OVER ALL AREAS PRIOR TO SUBMITTING THE NOT. VEGETATIVE COVER MUST CONSIST OF A UNIFORM PERENNIAL VEGETATION WITH A DENSITY OF 70 PERCENT OF ITS EXPECTED FINAL GROWTH. VEGETATION IS NOT REQUIRED WHERE THE FUNCTION OF A SPECIFIC AREA DICTATES NO VEGETATION, SUCH AS IMPERVIOUS SURFACES OR THE BASE OF A SAND FILTER.
4. PERMITTEES MUST CLEAN THE PERMANENT STORMWATER TREATMENT SYSTEM OF ANY ACCUMULATED SEDIMENT AND MUST ENSURE THE SYSTEM MEETS ALL APPLICABLE REQUIREMENTS IN SECTION 15 THROUGH 19 AND IS OPERATING AS DESIGNED.
5. PERMITTEES MUST REMOVE ALL SEDIMENT FROM CONVEYANCE SYSTEMS PRIOR TO SUBMITTING THE NOT.
6. PERMITTEES MUST REMOVE ALL TEMPORARY SYNTHETIC EROSION PREVENTION AND SEDIMENT CONTROL BMP'S PRIOR TO SUBMITTING THE NOT. PERMITTEES MAY LEAVE BMP'S DESIGNED TO DECOMPOSE ON-SITE IN PLACE.
7. FOR RESIDENTIAL CONSTRUCTION ONLY, PERMIT COVERAGE TERMINATES ON INDIVIDUAL LOTS IF THE STRUCTURES ARE FINISHED AND TEMPORARY EROSION PREVENTION AND DOWNGRADE PERIMETER CONTROL IS COMPLETE, THE RESIDENCE SELLER TO THE HOMEOWNER, AND THE PERMITTEE DISTRIBUTES THE MPCA'S "HOMEOWNER FACT SHEET" TO THE HOMEOWNER.
8. FOR CONSTRUCTION PROJECTS ON AGRICULTURAL LAND (E.G., PIPELINES ACROSS CROPLAND), PERMITTEES MUST RETURN THE DISTURBED LAND TO ITS PRECONSTRUCTION AGRICULTURAL USE PRIOR TO SUBMITTING THE NOT.

SEED NOTES:

ALL SEED MIXES AND APPLICATION SHALL BE IN ACCORDANCE WITH THE MNDOT SEEDING MANUAL.

GENERAL RECOMMENDATIONS:

THE CONTRACTOR IS RESPONSIBLE TO SALVAGE AND PRESERVE EXISTING TOPSOIL NECESSARY FOR FINAL STABILIZATION AND TO ALSO MINIMIZE COMPACTION IN ALL LANDSCAPE AREAS. IMMEDIATELY BEFORE SEEDING THE SOIL SHALL BE TILLED TO A MINIMUM DEPTH OF 3 INCHES.

TEMPORARY EROSION CONTROL SEEDING, MULCHING & BLANKET.

SEED

- TEMPORARY SEED SHALL BE MNDOT SEED MIX 21-1-12 (WINTER WHEAT COVER CROP) FOR WINTER AND 21-1-11 (OATS COVER CROP) FOR SPRING/SUMMER APPLICATIONS. BOTH SEED MIXES SHALL BE APPLIED AT A SEEDING RATE OF 100 LBS/ACRE.

MULCH

- IMMEDIATELY AFTER SEEDING, WITHIN 24 HOURS, MNDOT TYPE 1 MULCH SHOULD BE APPLIED TO PROTECT AND ENHANCE SEED GERMINATION. MULCH SHALL BE APPLIED AT 90% COVERAGE (2 TONS PER ACRE OF STRAW MULCH)
- SLOPES
 - 31 (HORIZONTAL) OR FLATTER MUCH SHALL BE COVERED WITH MULCH
 - SLOPES STEEPER THAN 3:1 OR DITCH BOTTOMS SHALL BE COVERED WITH EROSION CONTROL BLANKET.
 - SEE PLAN FOR MORE DETAILED DITCH AND STEEP SLOPE EROSION CONTROL TREATMENTS.

TRAINING SECTION 21

DESIGN ENGINEER: MATTHEW R. PAVEK P.E.

TRAINING COURSE: DESIGN OF SWPPP

TRAINING ENTITY: UNIVERSITY OF MINNESOTA

INSTRUCTOR: JOHN CHAPMAN

DATES OF TRAINING COURSE: 5/15/2011 - 5/16/2011

TOTAL TRAINING HOURS: 12

RE-CERTIFICATION: 2/27/2020 (8 HOURS), EXP. 5/31/2023

OWNER INFORMATION

OWNER:

NORTH BAY

2316 4TH AVENUE SOUTH

MINNEAPOLIS, MN 55404

AREAS AND QUANTITIES:

SITE AREA CALCULATIONS			
	EXISTING		PROPOSED
BUILDING COVERAGE	1,645 SF	18.1%	2,614 SF 28.8%
ALL PAVEMENTS	4,912 SF	54.1%	3,323 SF 36.6%
ALL NON-PAVEMENTS	2,518 SF	27.7%	3,138 SF 34.6%
TOTAL SITE AREA	9,075 SF	100.0%	9,075 SF 100.0%

IMPERVIOUS SURFACE		
EXISTING CONDITION	6,557 SF	72.3%
PROPOSED CONDITION	5,937 SF	65.4%
DIFFERENCE (EX. VS PROP.)	-620 SF	-6.8%
IMPERVIOUS TOTAL	5,937 SF	65.4%

EROSION CONTROL QUANTITIES	
DISTURBED AREA	10,742 SF
SILT FENCE/BIO-ROLL	450 LF
EROSION CONTROL BLANKET	0 SF
INLET PROTECTION DEVICES	0+ EA

NOTE: QUANTITIES ARE FOR INFORMATIONAL PURPOSES ONLY. CONTRACTOR SHALL DETERMINE FOR THEMSELVES THE EXACT QUANTITIES FOR BIDDING AND CONSTRUCTION.

SWPPP CONTACT PERSON

CONTRACTOR:

SWPPP INSPECTOR TRAINING:

ALL SWPPP INSPECTIONS MUST BE PERFORMED BY A PERSON THAT MEETS THE TRAINING REQUIREMENTS OF THE NPDES CONSTRUCTION SITE PERMIT. TRAINING CREDENTIALS SHALL BE PROVIDED BY THE CONTRACTOR AND KEPT ON SITE WITH THE SWPPP

PARTY RESPONSIBLE FOR LONG TERM OPERATION AND MAINTENANCE OF PERMANENT STORM WATER MANAGEMENT SYSTEM

PERMANENT STORMWATER MANAGEMENT IS NOT REQUIRED AS PART OF THIS PROJECT TO MEET NPDES PERMIT REQUIREMENTS. THE PROPERTY OWNER IS RESPONSIBLE FOR THE LONG TERM OPERATION AND MAINTENANCE OF THE PROPOSED STORMWATER SYSTEM.

SUPPLEMENTARY SITE SPECIFIC EROSION CONTROL NOTES:

THESE NOTES SUPERCEDE ANY GENERAL SWPPP NOTES.

THIS PROJECT IS LESS THAN 1.0 ACRE SO AN NPDES PERMIT IS NOT REQUIRED.

PROJECT NARRATIVE:

PROJECT IS A REDEVELOPMENT OF AN EXISTING RESIDENTIAL BUILDING INTO A HIGH-DENSITY APARTMENT BUILDING. SITE AND LANDSCAPE IMPROVEMENTS WILL OCCUR.

NATIVE BUFFER NARRATIVE:

PRESERVING A 50' NATURAL BUFFER AROUND WATER BODIES IS NOT REQUIRED AS PART OF THIS PROJECT BECAUSE WATER BODIES ARE NOT LOCATED ON SITE.

INFILTRATION NARRATIVE:

INFILTRATION IS NOT REQUIRED AS PART OF THE PROJECT BECAUSE PERMANENT STORM WATER MANAGEMENT IS NOT REQUIRED.

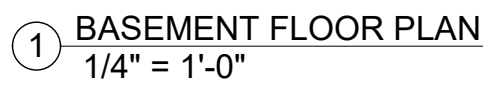
SOIL CONTAMINATION NARRATIVE:

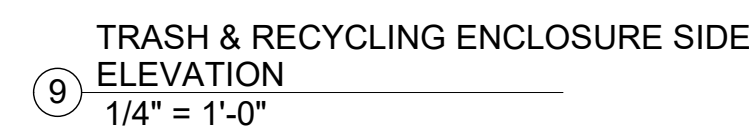
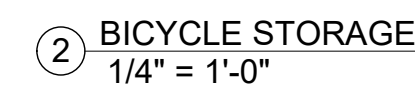
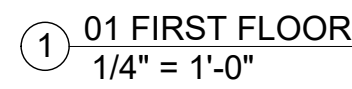
SOILS ON-SITE HAVE NOT BEEN IDENTIFIED AS CONTAMINATED. AN MPCA SOILS ASSESSMENT WAS COMPLETED AND IT WAS DETERMINED THAT THIS SITE IS APPROPRIATE FOR INFILTRATION.

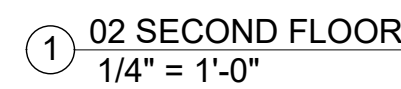
PERMANENT STABILIZATION NOTES SITE SPECIFIC:

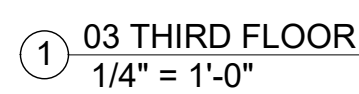
PERMANENT SEED MIX

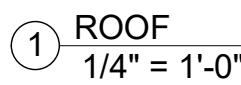
- FOR THIS PROJECT ALL AREAS THAT ARE NOT TO BE SODDED OR LANDSCAPED SHALL RECEIVE A NATIVE PERMANENT SEED MIX.
 - AREAS IN BUFFERS AND ADJACENT TO OR IN WET AREAS MNDOT SEED MIX 35-221 (STORMWATER SOUTH AND WEST) AT 35 LBS PER ACRE.
 - DRY AREAS MNDOT SEED MIX 35-221 (DRY PRAIRIE GENERAL) AT 40 LBS PER ACRE.
 - MAINTENANCE SHALL BE IN ACCORDANCE TO THE MNDOT SEEDING MANUAL.





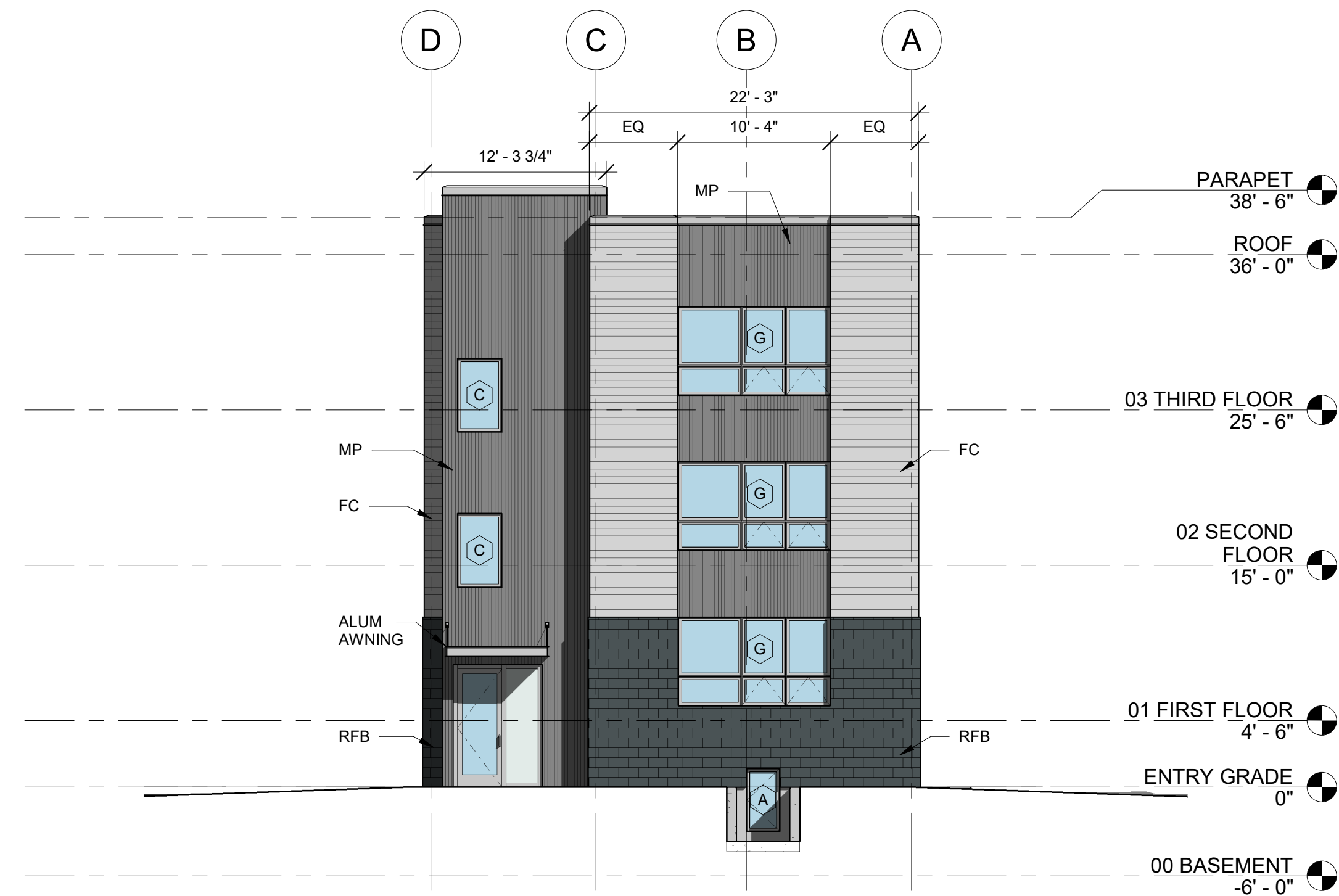




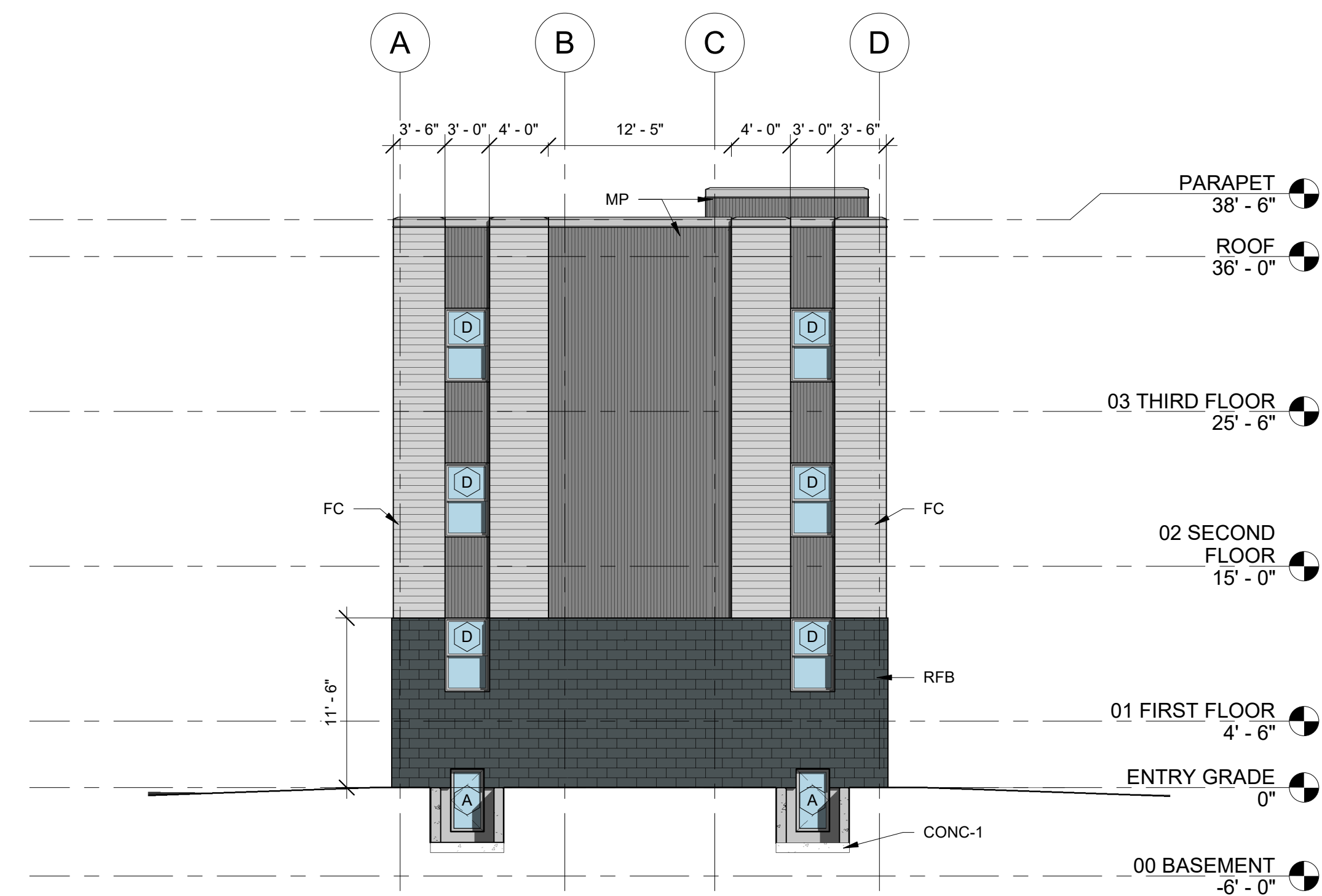


10/5/2020 2:42:42 PM





② East
1/8" = 1'-0"



④ West
1/8" = 1'-0"



① North
1/8" = 1'-0"



③ South
1/8" = 1'-0"

<u>North Elevation</u>		
FIBER CEMENT (FC)	837.20 sf	28.0%
METAL PANEL (MP)	1003.30 sf	33.5%
ROCKFACE BLOCK (RFB)	767.30 sf	25.6%
GLASS (GLA)	<u>384.00 sf</u>	<u>12.8%</u>
Total	2992.80 sf	

East Elevation		
FIBER CEMENT (FC)	352.10 sf	26.3%
METAL PANEL (MP)	479.30 sf	35.8%
ROCKFACE BLOCK (RFB)	229.40 sf	17.1%
GLASS (GLA)	277.90 sf	20.7%
Total	1338.70 sf	

<u>South Elevation</u>		
FIBER CEMENT (FC)	774.20 sf	25.9%
METAL PANEL (MP)	1249.10 sf	41.7%
ROCKFACE BLOCK (RFB)	585.50 sf	19.6%
GLASS (GLA)	<u>384.00 sf</u>	<u>12.8%</u>
Total	2992.80 sf	

<u>West Elevation</u>		
FIBER CEMENT (FC)	405.00 sf	29.5%
METAL PANEL (MP)	431.30 sf	31.5%
ROCKFACE BLOCK (RFB)	420.40 sf	30.7%
GLASS (GLA)	114.00 sf	08.3%
Total	1368.70 sf	



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St Louis Park MN 55416

612.280.8419 p

www.designbymelo.com

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Stacked Fourplex

1316 7th Street SE
Minneapolis, MN 55415

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision, and that I am a duly Licensed Architect under the laws of the State of Minnesota.

Printed Name: Damaris Hollingsworth

Signature:

Date: 08/25/2020 **License #:** 54097

[illegible]

LAND USE APPLICATION

Project 2020-08-004

Date 10/05/2020

Drawn by _____ PT

Checked by DH

EXTERIOR ELEVATIONS

Drawing Number

A401



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a Ave S Suite 900
Minneapolis MN 55416
+ 612.280.8419 damaris@designbymelo.com

NORTH BAY COMPANIES

1316 7th ST SE - STACKED FOURPLEX

1316 7th St SE
Minneapolis MN 55414

DESIGN
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1316 7th ST SE | ZONING SUMMARY

SITE
Site Area: 9,075 SF

Zoning
Current Zoning District: R2B
Current Zoning Overlay: UA
Proposed Zoning: R3
Building Type: 3.5-stor amily

Building Height
Allowable Height: 35’
Proposed Height: 40’-6”

Floor Area Ratio
FAR Allowable: 1
FAR Proposed: 2,614 x 3=7,842 SF
7,842 SF/9,075 SF = 0.864

Lot Coverage
Allowable Coverage: 45% 4,084 SF
Current Coverage: 18.1% 1,645 SF
Proposed Coverage: 28.8% 2,614 SF
Allowable Impervious Surface: 60% 5,445 SF
Current Impervious Surface: 72.3% 6,557 SF
Proposed Impervious Surface: 65.4% 5,937 SF

Parking
Total Required: 10
Provided: 7 (1 ADA)

Bicycle Parking
Total Required: 20
Provided: 20

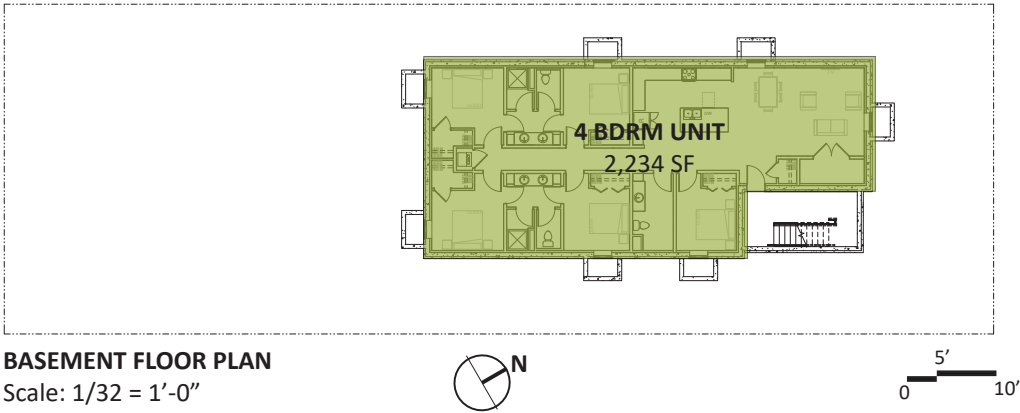
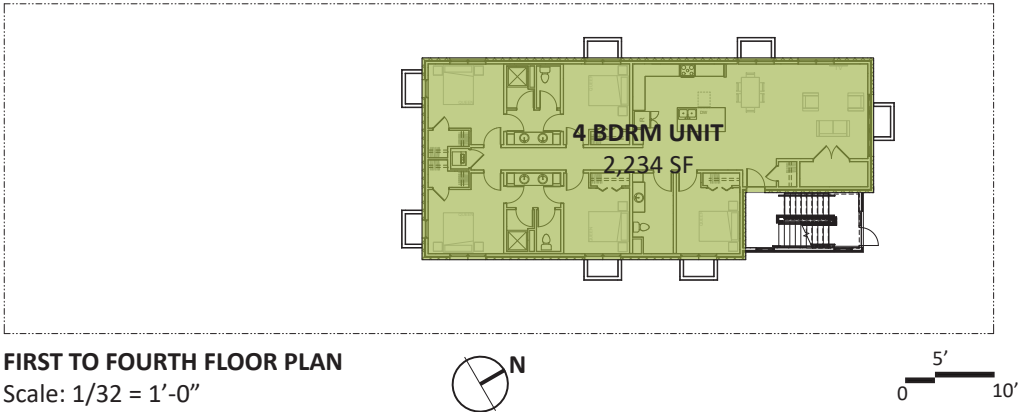
AREAS

Main Building:	7,842 SF + 2,614 SF @ BASEMENT
Exit Window Wells:	18.1 SF x 7 = 126.7 SF
Trash & Recycling Enclosure:	34.6 SF x 2 = 69.34 SF
Bicycle Storage:	79.12 SF
Total Area:	8,117 SF (10,731 SF W/ BASEMENT)

Units

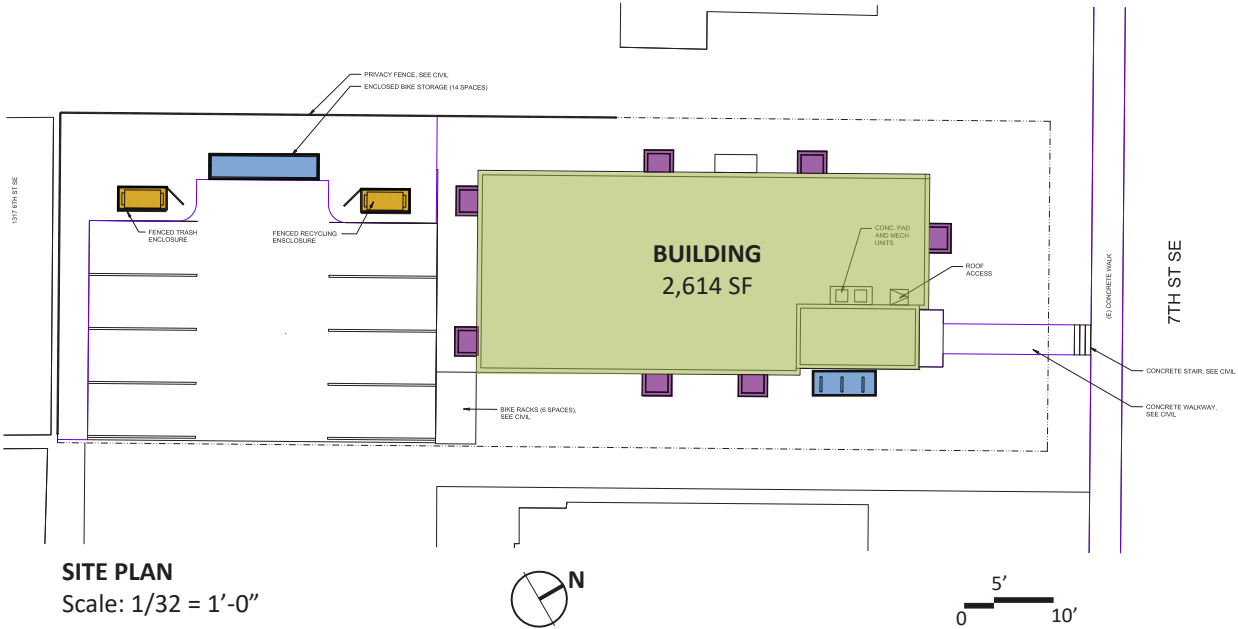
Units Types	# of Units	Rentable Area/Unit
5BDR/3BTHR	4	2,234 SF x (4) = 8,936 SF
TOTAL	4	8,936 SF

- Building
- Bicycle Storage
- Trash & Recycling Enclosure
- Exit Window Wells



Hennepin County Property Map | n.t.s.

- REQUIRED APPLICATIONS**
1. Rezoning from R2B to R3
 2. CUP to increase height from 2.5 stories/35’ to 3 stories/40’-6”
 3. Front yard variance from 29.5’ (the setback of the adjacent houses) to 20’
 4. Side (east) yard variance to less than 5’ from the property line for a parking space
 5. Side (west) yard variance to allow window wells greater than 16 SF in area
 5. Parking variance from 10 to 7 spaces
 7. Bicycle parking variance to allow less than 90% of the bike spaces to be long term (20 total spaces required with 14 (70%) long-term spaces and 6 spaces in outdoor racks)



1316 7th ST SE | SHADOW STUDY | SPRING



9 AM



NOON



6 PM

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NORTH BAY COMPANIES

1316 7th ST SE - STACKED FOURPLEX

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Minneapolis MN 55414

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1316 7th ST SE | SHADOW STUDY | SUMMER



9 AM



NOON



6 PM

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1316 7th ST SE | SHADOW STUDY | FALL



9 AM



NOON



6 PM

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NORTH BAY COMPANIES

1316 7th ST SE - STACKED FOURPLEX

1316 7th St SE
Minneapolis MN 55414

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1316 7th ST SE | SHADOW STUDY | WINTER



9 AM



NOON



6 PM

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NORTH BAY COMPANIES

1316 7th ST SE - STACKED FOURPLEX

1316 7th St SE
Minneapolis MN 55414

DESIGN
BY MELO



MHNA
500 8th Avenue SE
Minneapolis, MN 55414
marcy-holmes.org
612.623.7633

November 9, 2020

Sam Rockwell
City Planning Commission, President
250 South 4th Street
Minneapolis, MN 55415-1385
[via email andrew.frenz@minneapolismn.gov]

Re: 1316 7th Street SE

Dear President Rockwell,

On October 6th and November 5, 2020, the Marcy-Holmes Neighborhood Association's (MHNA) Land Use & Development Committee formally reviewed the North Bay Companies project proposed for 1316 7th Street SE. While we appreciate the opportunity for new housing to take the place of buildings that have outlived their utility, MHNA still has a number of concerns when any project is planned for our neighborhood—especially this one.

This project not only asks for reductions on two setbacks, it also asks to increase the maximum permitted impervious surface coverage. Although there is no requirement for a building this size to adhere to a meaningful and intentional storm water management arrangement, MHNA insists that the developer actively take steps to reduce storm water at this site.

We remain concerned with the rezoning application and conditional use permit for height and ask they both be denied. This project is too big for this parcel in the middle of a residential block.

Although we are well aware of the city's push to increase density throughout its neighborhoods, please note our surprise that this project calls for a fully subterranean, 5-bedroom apartment. We have yet not seen renderings that clearly illustrate how natural light will flow into this basement dwelling. Please ensure this unit has sufficient light — or reject allowing an entire unit buried underground.

We appreciate your consideration of these requests.

Sincerely,

Vic Thorstenson
MHNA President

CC: Steve Fletcher, Ward 3 Council Member; Daniel Oberpriller, North Bay Companies